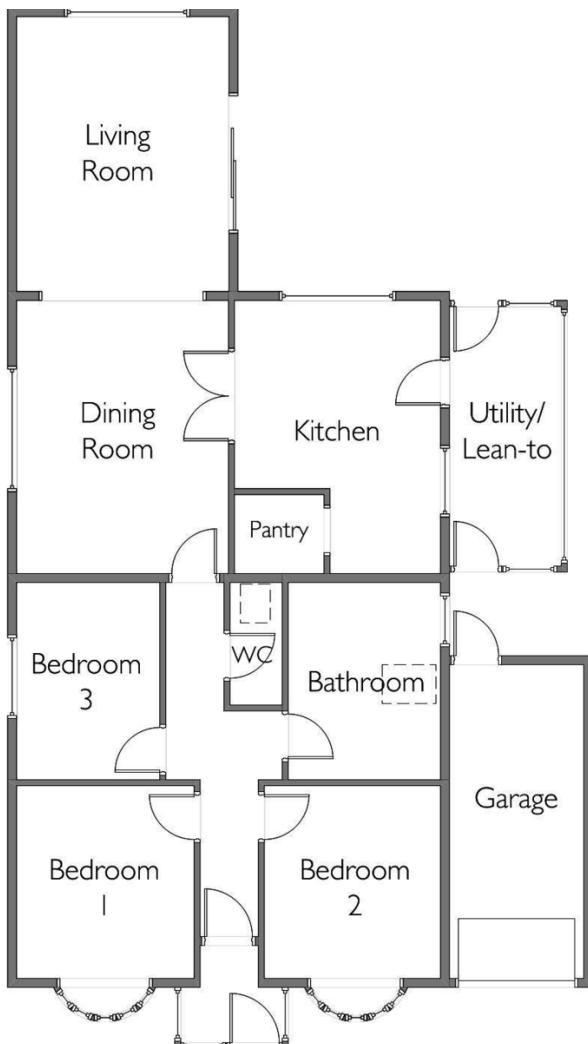


Gross Internal Floor Area:  
Approximately  
1178 sq.ft. // 109 sq.m.

Floorplan drawn by  
Stevenette & Company

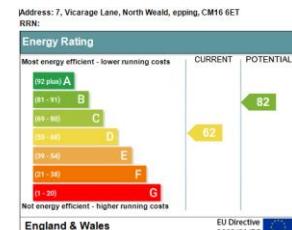


#### FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

#### MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



# Stevenette

5a Simon Campion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
Tel: 01992 563090  
Email: [enquiries@stevenette.com](mailto:enquiries@stevenette.com)



@StevenetteandCoLLP



@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



# Stevenette

7 Vicarage Lane  
North Weald, CM16 6ET  
£560,000



- Detached Bungalow
- 3 Bedrooms
- Large Bath and Shower Room

- Garage & Driveway Parking
- Gas Central Heating
- Double Glazing

Located in a no-through road on the edge of the village and conveniently placed for access to local amenities, Epping, Harlow, the M11 and other destinations, this established detached bungalow will appeal to those seeking a spacious property of great further potential. Extended to the rear, the property offers almost 1200 sq.ft. of versatile accommodation including 3 bedrooms, 2 large reception areas and a well-proportioned kitchen with views over the extensive rear garden.

## GROUND FLOOR

### ENTRANCE HALL

### DINING ROOM

15' 1" x 11' 4" (4.6m x 3.45m)

### LIVING ROOM

15' 4" x 11' 5" (4.67m x 3.48m)

### KITCHEN

15' 2" x 10' 11" (4.62m x 3.33m)

### LEAN-TO/CONSERVATORY

14' 6" x 6' 1" (4.42m x 1.85m)

## GARAGE

17' 6" x 7' 9" (5.33m x 2.36m)

## EXTERIOR

The bungalow stands behind a good area of driveway providing parking and access to the Garage.

The rear garden is of exceptional size and is laid to lawn with a large paved terrace, planted borders and beds. There is an octagonal summerhouse and two further timber sheds.

## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## COUNCIL TAX

Council Tax is payable to Epping Forest District Council - band 'E'.

## SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for St Andrews CofE School and Epping St John's Senior School.

## BROADBAND

It is understood that Fibre Optic Broadband is available in this area.



Viewing is available strictly by appointment  
with Stevenette and Company LLP

01992 563090

