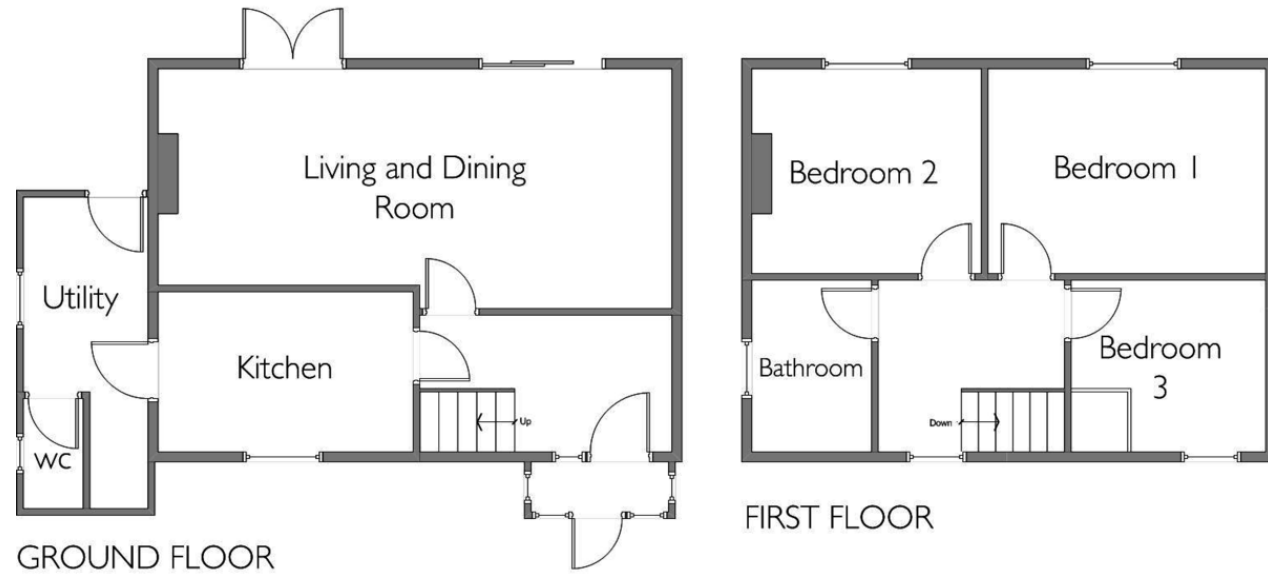


Gross Internal Floor Area: Approximately 1085 sq.ft. / 101 sq.m.



**FREE MARKET APPRAISAL**

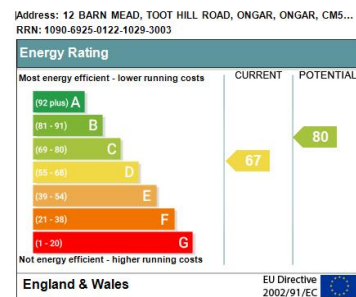
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

**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.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU  
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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.



**12 Barn Mead  
 Toot Hill, CM5 9SE  
 £475,000**



- Semi-Detached House
- 3 Bedrooms
- 25' Living and Dining Room

- Large Garden
- Double Glazing
- Electric Boiler Central Heating

NO ONWARD CHAIN. Toot Hill is a small village located amongst some of the area's most attractive countryside yet just a short drive from the vibrancy of Epping and its Central Line Station. Positioned on the edge of the green at the centre of the village and a short walk from the local gastro-pub, this established house offers very attractively-proportioned accommodation that has been thoroughly modernised in recent years including solid oak flooring, oak-kitchen and new electric boiler feeding a system of radiators. To the rear, the house has a substantial garden which borders paddock land affording appealing countryside views.

**GROUND FLOOR**  
**ENTRANCE HALL**  
**LIVING AND DINING ROOM**

25' 8" x 11' 11" (7.82m x 3.63m)

**KITCHEN**

12' 9" x 7' 11" (3.89m x 2.41m)

**UTILITY/STORE ROOM**

9' 9" x 6' 2" (2.97m x 1.88m)

**WC**

5' 6" x 3' 0" (1.68m x 0.91m)

**FIRST FLOOR**  
**LANDING**

**BEDROOM 1**

13' 9" x 10' 3" (4.19m x 3.12m)

**BEDROOM 2**

11' 7" x 10' 3" (3.53m x 3.12m)

**BEDROOM 3**

9' 8" x 8' 8" (2.95m x 2.64m)

**BATHROOM**

8' 8" x 5' 11" (2.64m x 1.8m)

**EXTERIOR**

The house is approached from the roadway and its roadside parking area over a length of path leading over the green. From this a path leads over the house's lawned front garden to the front door and to a gate leading down the side of the house allowing for access to the rear garden.

The rear garden is of excellent proportions and laid to lawn with planted beds and borders.

**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**

Mains water, drainage and electricity services are understood to be connected. No services or installations have been tested.

**COUNCIL TAX**

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

**SCHOOL PRIORITY ADMISSIONS AREA**

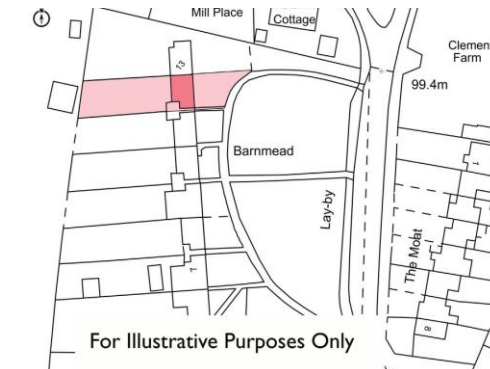
The property stands in the Priority Admissions Area for Chipping Ongar Primary School and Epping St John's Senior School.

**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



For Illustrative Purposes Only