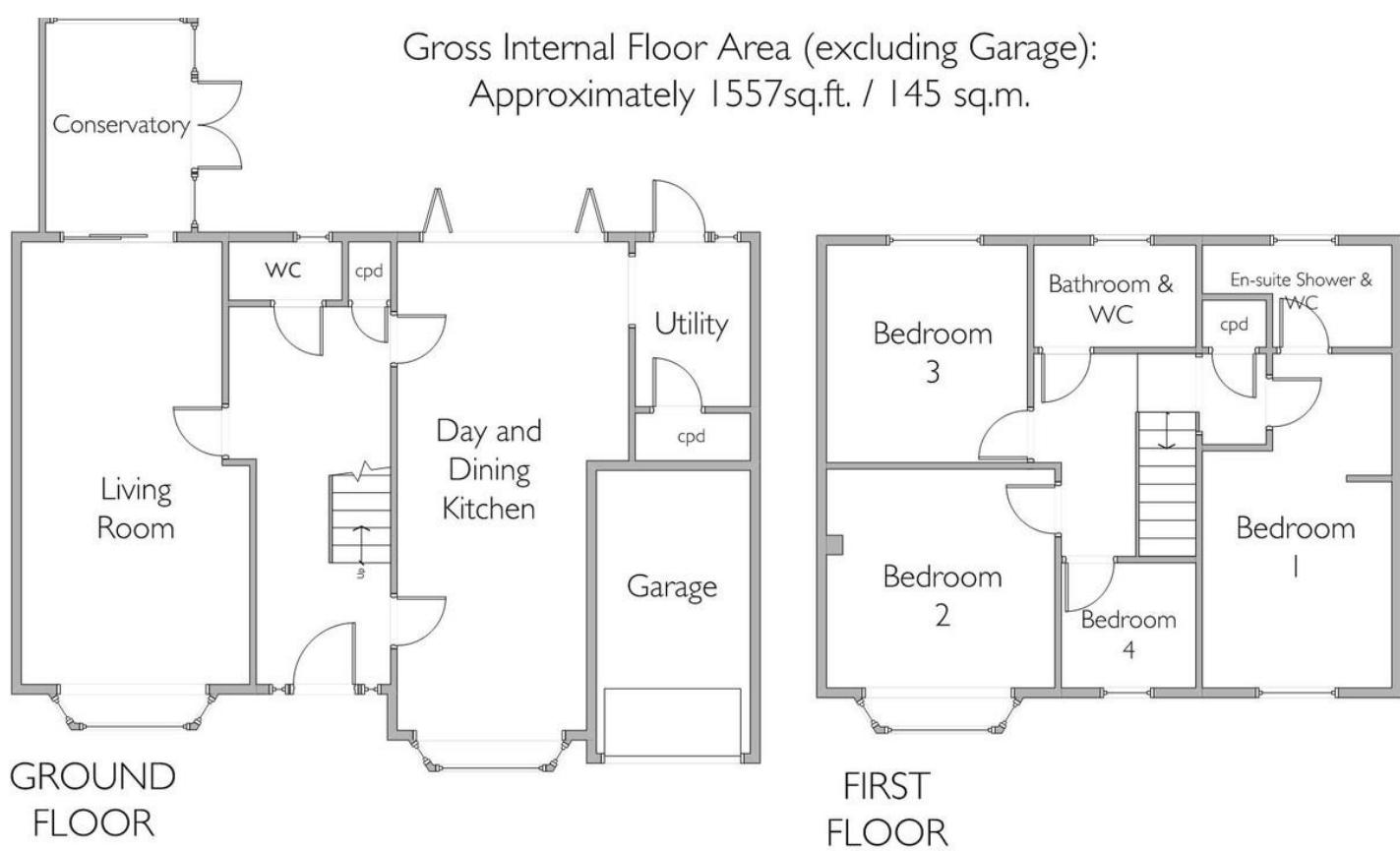


Gross Internal Floor Area (excluding Garage):
Approximately 1557sq.ft. / 145 sq.m.



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.

%epcGraph_c_1_230%

Stevenette

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



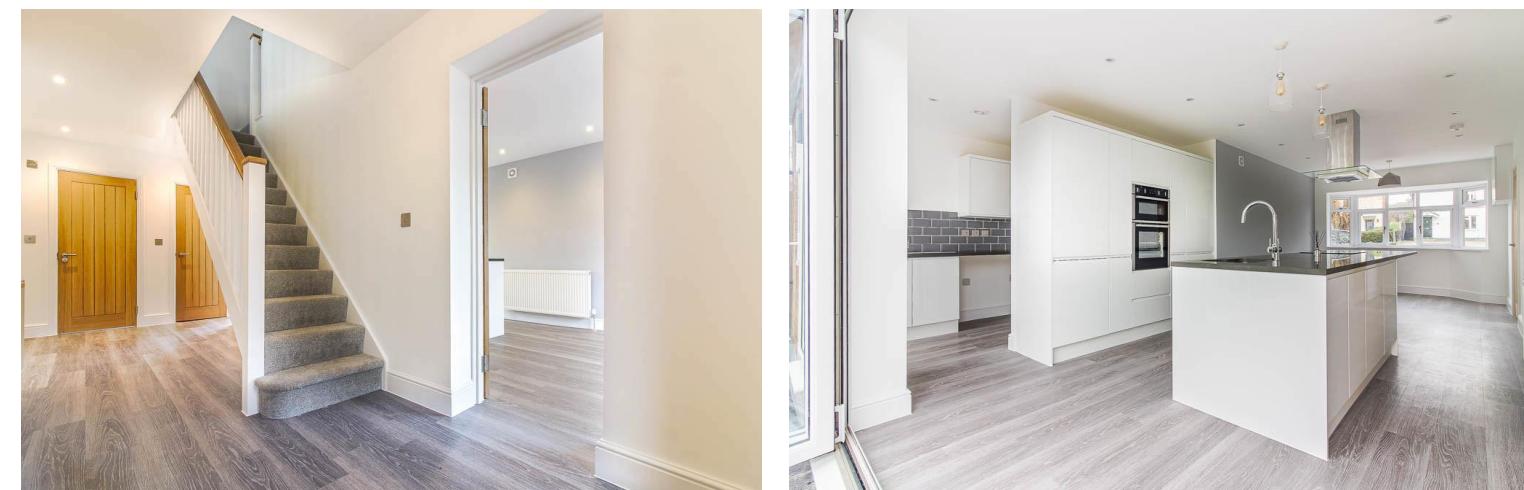
@StevenetteandCo LLP



@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 Carters Lane
Epping Green, CM16 6QJ
£745,000



- Semi-Detached House
- 4 Bedrooms
- En-Suite With Large Shower

- Gas Central Heating
- Double Glazing
- Close To Village School

Offered fresh from a complete programme of extension and remodelling, this semi-detached village home offers superbly-appointed and attractively proportioned 4-bedroom accommodation (with planning permission in place for an attic conversion to create a 5th/master bedroom) in a very popular village close to Epping and convenient for access to a number of other towns and transport links.

The house extends to over 1500 sq.ft. and offers versatile accommodation fitted out to a very high standard including solid oak doors, nickel-finish electric switches and sockets and a fitted Kitchen completed with Neff integrated appliances and quartz worktops. The 25' kitchen has bi-fold doors opening to the south-facing garden.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

24' 6" max x 11' 10" max (7.47m x 3.61m)

DAY AND DINING KITCHEN

25' 2" x 11' 9" max (7.67m x 3.58m)

UTILITY ROOM

8' 8" x 5' 6" (2.64m x 1.68m)

CONSERVATORY

10' 11" x 7' 4" (3.33m x 2.24m)

WC

GARAGE

14' 6" x 7' 10" (4.42m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM 1

17' 0" max x 9' 6" (5.18m x 2.9m)

EN-SUITE SHOWER ROOM & WC

BEDROOM 2

12' 6" x 11' 1" (3.81m x 3.38m)

BEDROOM 3

11' 6" x 11' 2" (3.51m x 3.4m)

BEDROOM 4

7' 5" x 7' 0" (2.26m x 2.13m)

BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m)

EXTERIOR

The house stands in a roughly rectangular site and behind a lawned garden. a block-set driveway provides parking for a number of vehicles and there is a gated path to the rear garden.

The rear garden faces almost perfectly south and is laid to lawn with planted borders and beds with a paved terrace.

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. The property is shown in Council Tax band 'F'.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Upland CofE 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

