

Stevenette



Hoe Mill, 137 High Road
North Weald, Essex, CM16 6EA

£775,000

PROPERTY FEATURES

- Individual Detached House
- 4 Bedrooms
- 3 Bath/Shower Rooms
- 1/5th Acre Garden
- Gas Central Heating
- Majority Double Glazing

FULL DESCRIPTION

Offered with NO ONWARD CHAIN, Hoe Mill is an individual detached dormer-style house that offers very spacious accommodation that retains a wealth of Arts and Crafts-style character. The property stands within a generous garden site some 178ft/54m in depth and stands back from the High Road in approximately 1/5th of an acre that gives ample parking, an attached garage and lawns. This is a welcoming home of great versatility and may have scope for further extension or similar (subject to all necessary permissions).

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14' 11" max x 14' 7" (4.55m x 4.44m)

Measured into the bay window.

DINING ROOM

14' 3" x 11' 11" (4.34m x 3.63m)

KITCHEN

14' 11" x 8' 11" (4.55m x 2.72m)

CONSERVATORY

24' 11" x 10' 0" (7.59m x 3.05m)

UTILITY ROOM

9' 11" x 4' 10" (3.02m x 1.47m)

BEDROOM 4



10' 6" x 10' 5" (3.2m x 3.18m)

BATH, SHOWER & WC

8' 0" x 7' 8" (2.44m x 2.34m)

ATTACHED GARAGE

17' 1" x 9' 9" (5.21m x 2.97m)

Electric roller door.

FIRST FLOOR

LANDING

BEDROOM 1

14' 7" (Max)" x 13' 4" (4.44m x 4.06m)

EN-SUITE, SHOWER & WC

5' 7" x 4' 10" (1.7m x 1.47m)

BEDROOM 2

12' 1" x 9' 2" (3.68m x 2.79m)

EN-SUITE, SHOWER & WC

5' 8" x 4' 11" (1.73m x 1.5m)

BEDROOM 3

10' 7" x 7' 4" (3.23m x 2.24m)

EXTERIOR

The house is approached over a gravelled driveway that widens to create a large parking area and provides access to the garage. The driveway borders a lawned garden area.

The rear garden is laid to lawn and is enclosed by fencing.

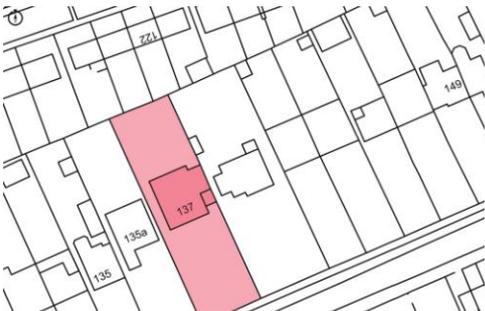
SERVICES

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

BROADBAND

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





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).

COUNCIL TAX

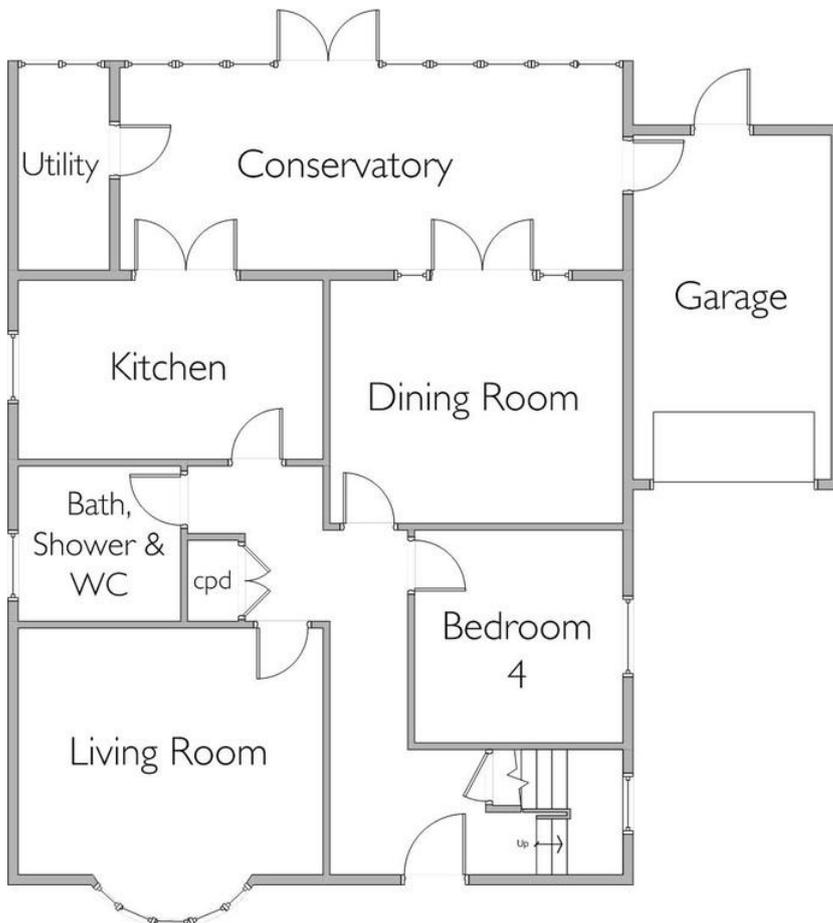
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for St Andrew's Church of England (Voluntary Aided) Primary School & Epping St John's Church of England School.

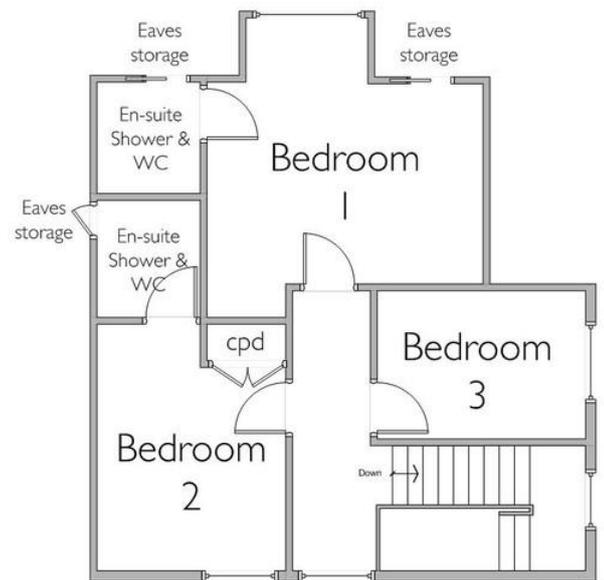
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR

Gross Internal Floor Area:
Approximately
1741 sq.ft. / 162 sq.m.



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements