

Stevenette



79 Theydon Grove
Epping, Essex, CM16 4PX

£950,000

PROPERTY FEATURES

- No onward chain
- Opportunity to Modernise
- Convenient and popular location
- Off-Street Parking 4 Cars
- Far-reaching Views
- Detached Family Home

FULL DESCRIPTION

This rarely available 5 bedroom detached house backs onto open fields and is within walking distance to both Epping High Street and Underground Station. The property is offered with NO ONWARD CHAIN and gives buyers the opportunity for modernisation to provide a wonderful family home standing in a highly desirable position.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

15' 1" x 18' 7" (4.6m x 5.66m)

SITTING ROOM

10' 5" x 12' 5" (3.18m x 3.78m)

KITCHEN/BREAKFAST ROOM

11' 3" x 12' 5" (3.43m x 3.78m)

DINING ROOM

15' 0" x 10' 5" (4.57m x 3.18m)

WC

GARAGE



FIRST FLOOR

LANDING

BEDROOM 1

18' 9" x 11' 11" (5.72m x 3.63m)

BALCONY

EN-SUITE

10' 2" x 5' 6" (3.1m x 1.68m)

BATHROOM

10' 2" x 5' 10" (3.1m x 1.78m)

BEDROOM 2

11' 2 (Max)" x 18' 1" (3.4m x 5.51m)

BEDROOM 3

9' 1" x 8' 2" (2.77m x 2.49m)

BALCONY

SECOND FLOOR

LANDING

BEDROOM 4

12' 11" x 10' 7" (3.94m x 3.23m)

BEDROOM 5

10' x 10' 7" (3.05m x 3.23m)

SHOWER ROOM

3' 9" x 8' 1" (1.14m x 2.46m)

EXTERIOR

Attractive front and rear gardens including the original brick-built out house at the rear which has plumbing for a washing machine. Generous off-street parking for up to four cars.





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.

COUNCIL TAX

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

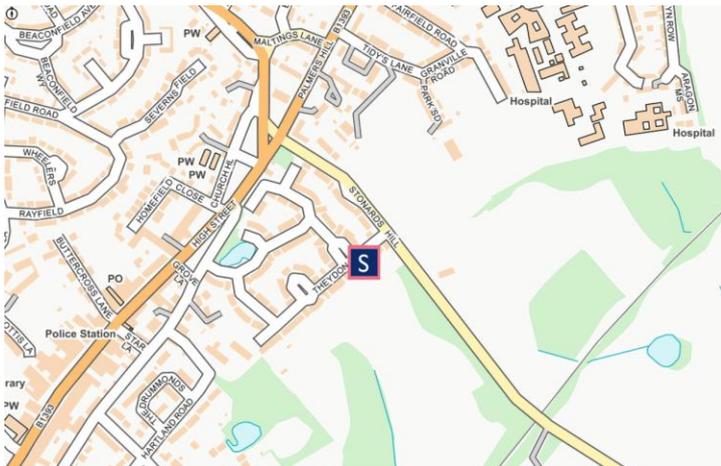
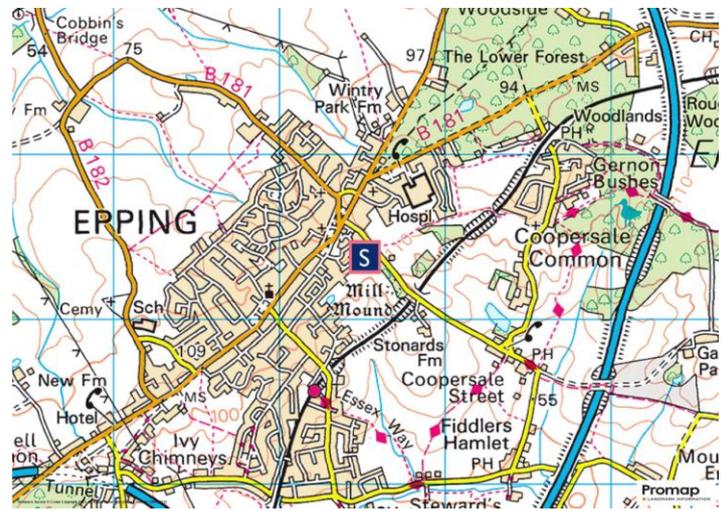
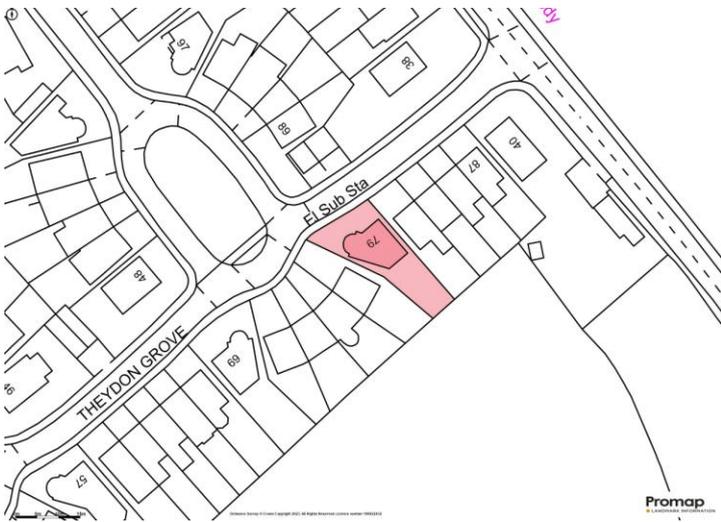
SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Church of England Secondary School.

TENURE

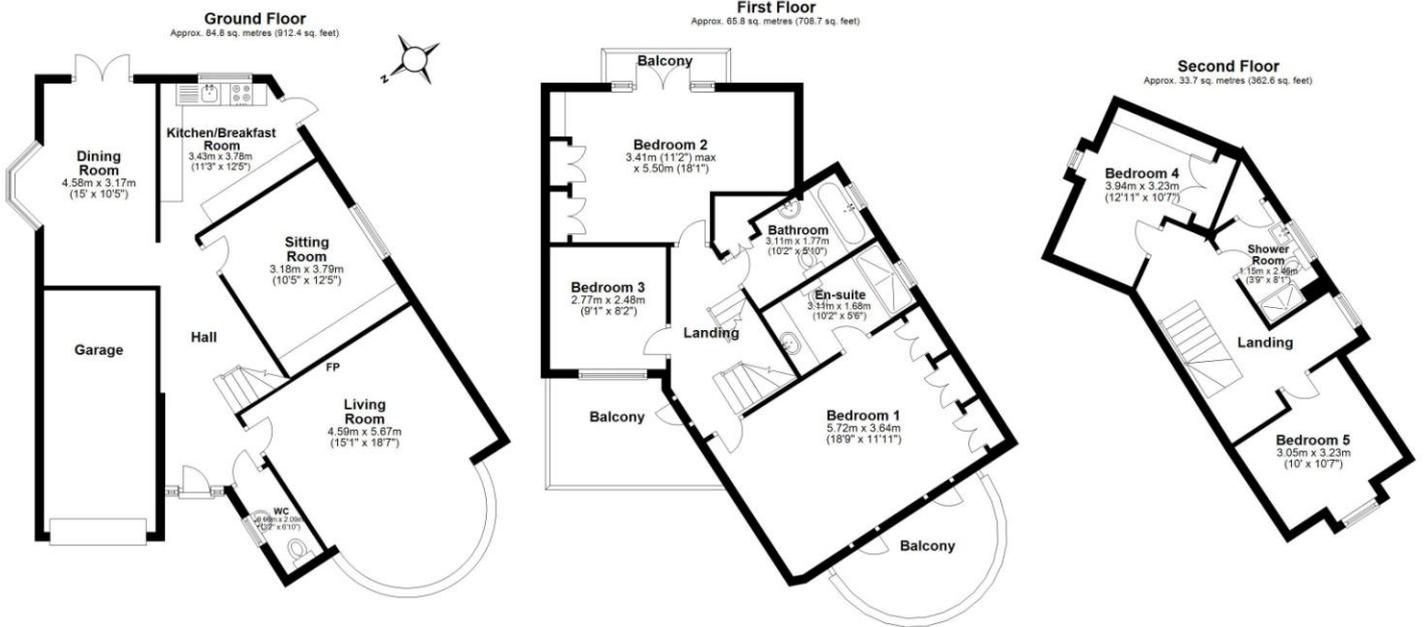
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Gross Internal Floor Area: Approximately 1984 sq.ft. / 184 sq.m.

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 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