

## 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.

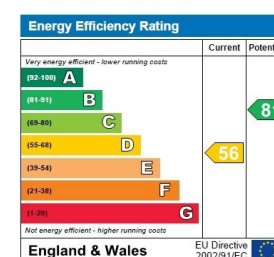
## FINANCIAL SERVICES

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.

Stevenette



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

65 St Johns Road  
Epping, CM16 5DW  
£625,000

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- End-Of-Terrace House
- Residents Parking Scheme
- Wealth of Period Features
- South-West Facing Garden
- Cat 5 Media Cabling
- Gas Central Heating

Standing within a short distance of Epping High Street and Underground Station, this Victorian end-of-terrace house retains and offers a wealth of features including fireplaces, original and renovated sash windows, exposed floorboards and ceiling roses whilst offering excellent contemporary family accommodation over 3 floors. The property offers 2 good first floor bedrooms, a useful attic space and an attractive ground floor arrangement including an impressive 31' dining and day kitchen overlooking the wide southwest-facing garden. St John's Road has recently had a Resident's Parking permit scheme introduced.

### The Accommodation Comprises:

#### Ground Floor

##### Entrance Hall

Exposed floorboards.

**Living Room 13'9" max x 11'3" (4.19m max x 3.43m)**

Measured into a bay window. Open basket grate fireplace, picture rail and bi-fold doors opening to:

**Dining and Day Kitchen 31'8" max x 14'6" max (9.65m max x 4.42m max)**

Woodburner in fireplace and exposed floorboards. The kitchen is fitted with handmade Plain English craftsman units with oak worktops and incorporating a Neff gas range, integral Bosch dishwasher, tall refrigerator/freezer space, inset 'Butler's' style sink and concealed plumbing for a washing machine. Fired Earth herringbone tiled flooring with underfloor electric heating and two pairs of French doors opening to the rear garden.

##### Cloakroom

Lavatory, hand basin, wall tiling to approximately half ceiling height and extractor fan.

#### First Floor

##### Landing

Enclosed staircase leading off.

**Bedroom 1 14'7" x 11'8" min (4.45m x 3.56m min)**

New-England style shutters, cast-iron fireplace, bay window and picture rail.

**Bedroom 2 10'0" x 9'6" (3.05m x 2.90m)**

Exposed floorboards and dado rail.

**Bathroom 10'2" x 9'2" max (3.10m x 2.79m max)**

Claw foot roll-edge cast-iron bath with mixer tap shower attachment, lavatory, hand basin, walk-in shower cubicle, chrome heated towel rail and halogen ceiling lighting. A built-in cupboard conceals the Vaillant combi boiler.

#### Second Floor

**Attic Space 13'9" x 9'6" avg. (4.19m x 2.90m avg.)**

Measurements taken at approx 1.5m ceiling height. Two Velux windows and eaves storage access.

#### Exterior

To the front of the property is a gravelled forecourt enclosed by ornate cast iron railings and a decorative tiled pathway. NB The property and its neighbours received an award for the reinstatement of the railings and planting.

To the rear of the property is a hardwood

(Yellow Balau) deck area with steps leading down to a south-west facing lawned garden enclosed by fencing with established shrub and tree borders retained by reclaimed African hardwoods. Within the garden is a shed of timber construction and a gate opening to the side.

#### 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 D.

#### Viewing

Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

#### Viewing Appointment

Time.....  
Date.....  
Meeting.....

