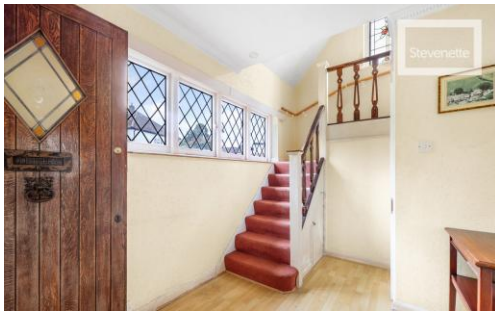
Stevenette









10 Wood Meads

Epping, Essex, CM16 6TD

Guide Price £700,000 to £750,000

PROPERTY FEATURES

- Individual Detached House
- 2 Large Bedrooms
- Backs Onto Open Fields
- Garage & Ample Driveway Parking
- Large Garden
- Gas Central Heating









FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this is a fascinating and exciting opportunity to buy a largely untouched property of superb potential. Offered to the market for the first time in well over a generation, this individual detached house is positioned in a secluded corner plot in a cul-de-sac setting within a very reasonable walk of the High Street shops, coffee houses and restaurants as well as Epping Central Line station. The house stands towards one end of its large plot that extends to almost 1/4 of an acre with a garden length of around 157ft/48m and backs onto and has superb views over open countryside. The property requires full modernisation throughout and, in our opinion, offers a wealth of possibilities for enhancement and extension (subject to all necessary permissions).

GROUND FLOOR

ENTRANCE HALL
12' 6" x 8' 11" (3.81m x 2.72m)
A feature half-turn staircase leads off with stained glass window on the half landing.

LIVING ROOM
12' 6" x 18' 0" (3.81m x 5.49m)
Brick fireplace. Open to:

DINING ROOM
11' 0" x 10' 11" (3.35m x 3.33m)

KITCHEN
13' 3" max x 11' 1" (4.04m x 3.38m)

WC

FIRST FLOOR

LANDING
Two large eaves and walk-in stores and an airing cupboard concealing the hot water tank and gas boiler.

BEDROOM 1
16' 3" max x 12' 7" (4.95m x 3.84m)

BEDROOM 2
13' 0" max x 11' 1" (3.96m x 3.38m)
Eaves storage access.

BATHROOM

SEPARATE WC

EXTERIOR
The house is approached over a widening clock-set driveway that provides ample parking for a number of vehicles side-by-side and provides access to the garage.

The garden is exceptionally private and is laid to lawn enclosed by hedging and a number of mature trees. Immediately to the rear of the house, accessible from the French doors of the living room, is a paved terrace from where particularly good views over the adjoining farmland can be enjoyed.

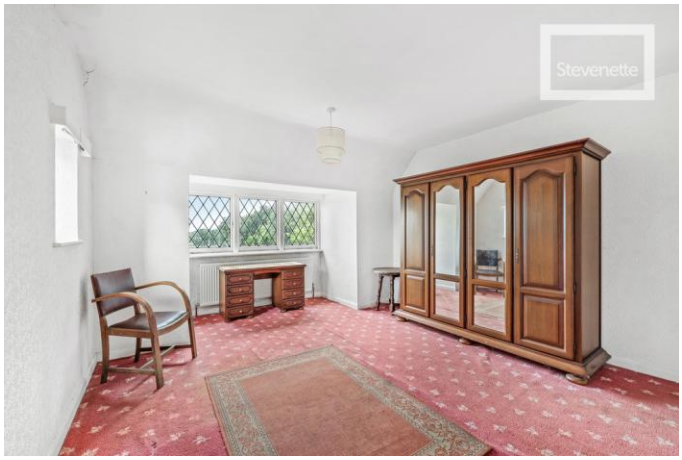
GARAGE
17' 2" x 9' 3" (5.23m x 2.82m)
Up and over door.

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 'F'.























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).

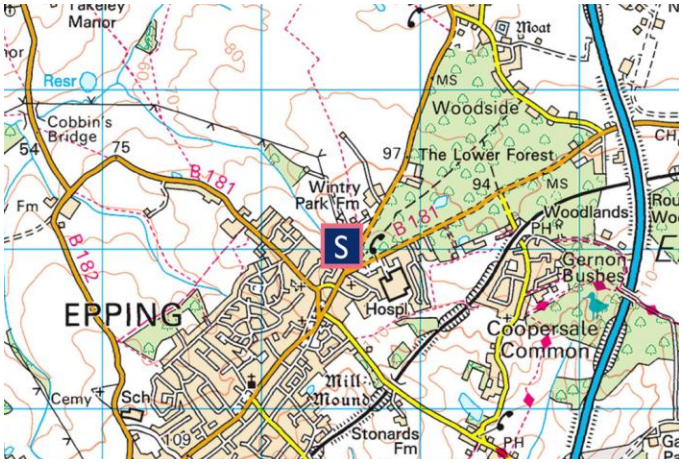
SCHOOL PRIORITY ADMISSIONS AREA

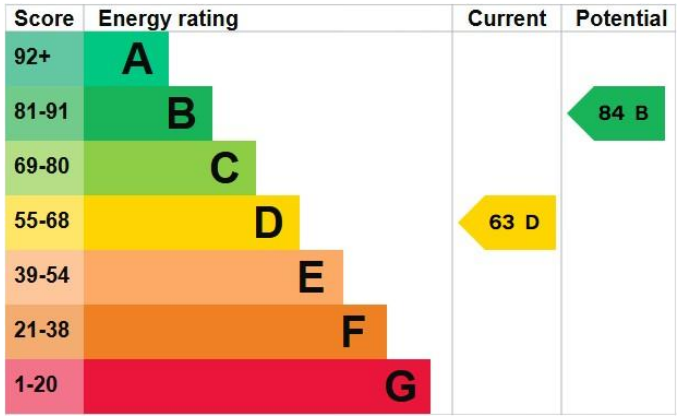
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



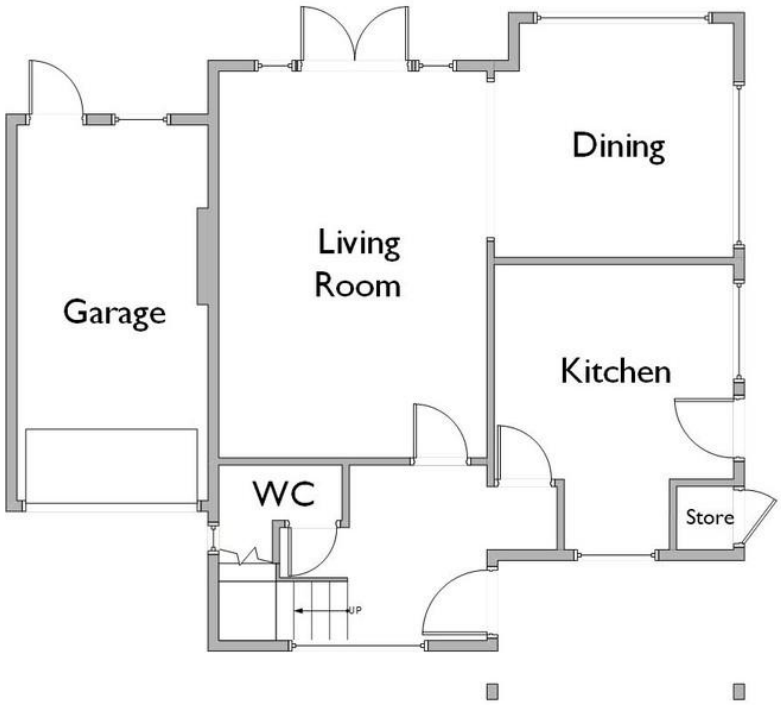








Gross Internal Floor Area (excluding Garage):
Approximately 1195 sq.ft. / 111 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

www.stevenette.com
enquiries@stevenette.com
01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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