



BUTLER & STAG

Hornbeam Road | Epping  
| CM16



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*A semi-detached house, featuring two bedrooms and located in a prime position in the heart of this highly regarded village within easy walking distance of the Central Line tube station for easy access into the City, West End and beyond.*

*The property offers well-proportioned accommodation arranged over two floors including inviting entrance hall, living/dining room, modern kitchen, utility room and cloakroom. The first floor provides two double bedrooms and a bathroom.*

*• Semi-Detached House • Two Bedrooms/ Two Bathrooms • Off Street Parking/ Garage • Peaceful Cul-De-Sac • Secluded Rear Garden*

*£1,500 PCM /*

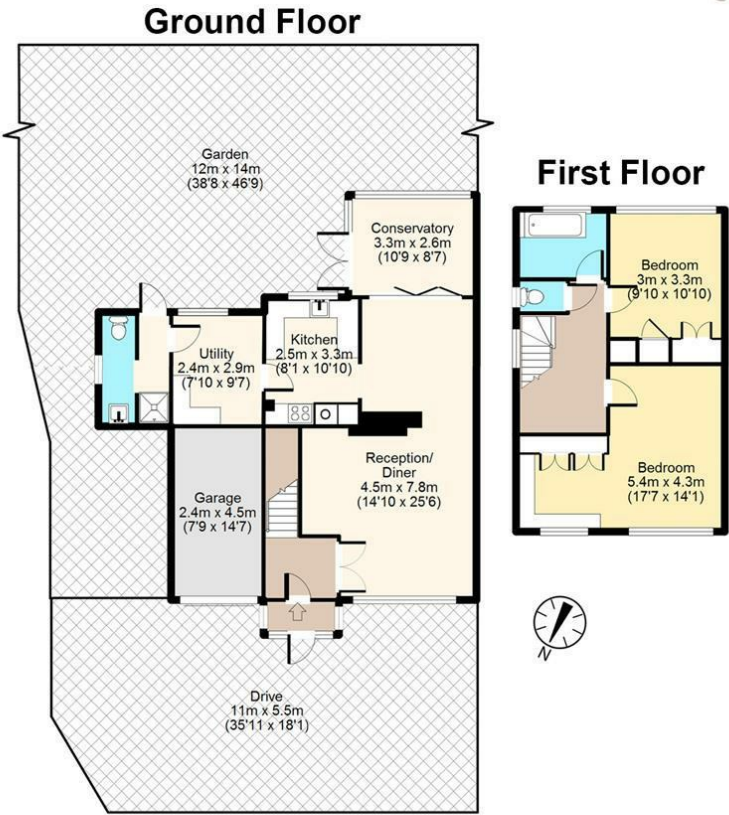
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Theydon Bois, CM16



Total area: approx. 121 sq. metres (1300 sq. feet)  
For illustration purposes only - not to scale  
www.londonpropertyassessments.co.uk

**BUTLER & STAG**

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC