



**BUTLER & STAG**

St. Johns Road | Epping  
| CM16

Guide Price £675,000 - £700,000

Located on one of Epping's most popular roads is this fantastic three bedroom Victorian house.

Extending over three storeys and 1830sqft, the property offers the chance to purchase a truly stunning family home with the added benefit of a stylish summer house perfect for a home office.

- Striking Victorian Freehold House • Three Bedrooms/ Two Bathrooms • Summer House • Extended Kitchen/ Diner • South West Facing Garden • Prime Central Location • Video Tour Available

The ground floor consists of an inviting entrance hall with restored mosaic tiling and ornate feature radiator, reception room with beautiful square bay window, plantation shutters and working fire place, attractive through dining room, opens in to a large, extended kitchen/ family room with plenty of space for a second dining/ seating area. The kitchen is elegantly styled with quality wooden floor and base level units, granite work tops and a full range of appliances, bi-fold doors to the garden and roof lantern that floods the room with natural light, there is also a guest cloakroom.

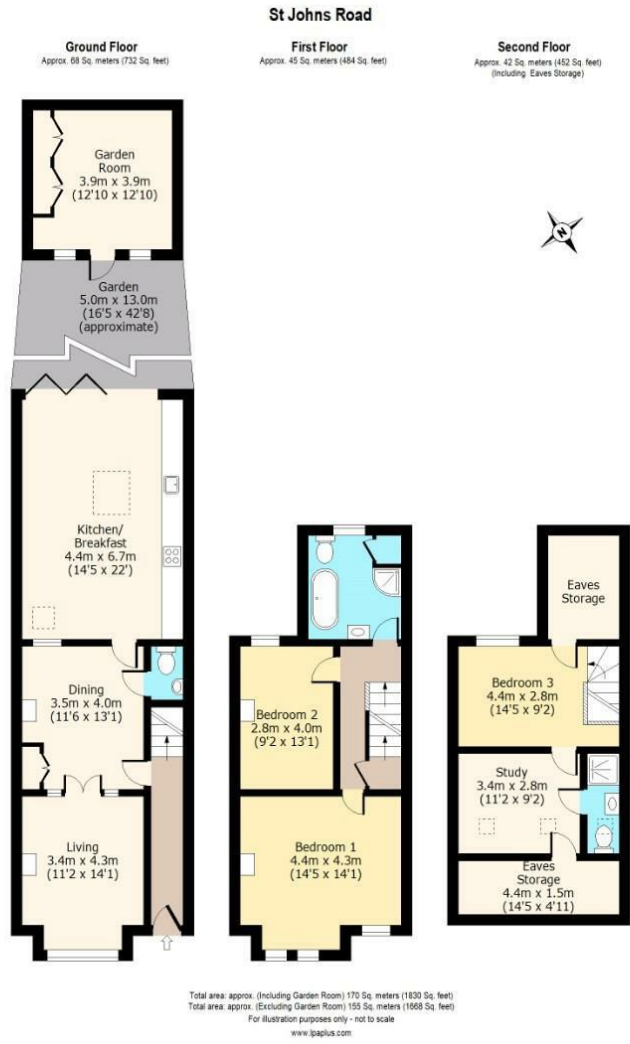
The stripped and painted grey staircase leads to the first floor comprising, an impressive master bedroom again with square bay window, fire place and ample cupboard space. The second bedroom also of generous size enjoys views over the garden, the main bathroom completes the floor and includes a walk in shower cubicle and free standing bath. The third bedroom is found on the top (third) floor boasting an en-suite shower room, two storage cupboards into eaves and an additional study/ dressing room.

This unique family home retains beautiful period features including wood flooring, four individual fireplaces including the dining room's cast iron-tiled beauty with pewter surround. Ceiling heights are generous throughout. Externally, property has a stunning redbrick façade and private 43' rear garden with South Westerly facing aspect with patio and the remainder being laid to lawn. To the rear of the garden is the detached summer house, ideal for an office or gymnasium measuring 12'10 squared.

St Johns Road is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.







# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	<b>82</b>
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>51</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		