



Bower Vale, Epping, CM16

BUTLER & STAG



Guide Price £525,000 - £550,000

Located just a short walk from Epping Central Line Station and within easy reach of Epping High Street, this beautifully presented three-bedroom terraced house offers spacious and modern living in an incredibly convenient setting.



Freehold

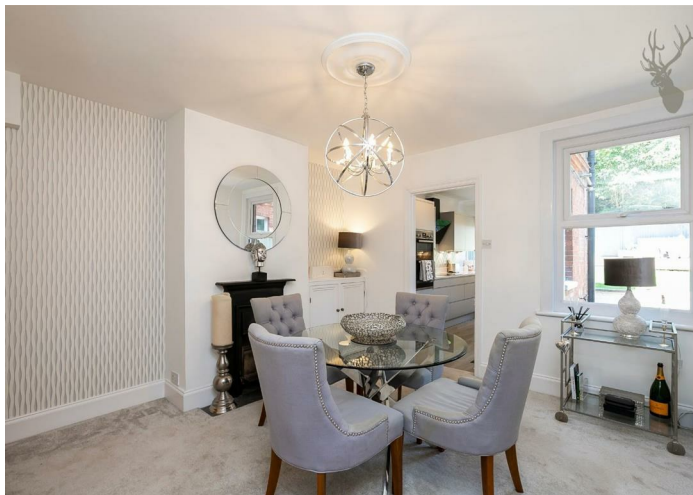
- Mid-Terraced Family Home
- Beautifully Presented
- Three Bedrooms
- First Floor Bathroom
- Close to Epping Station (Central Line)
- Modern Throughout

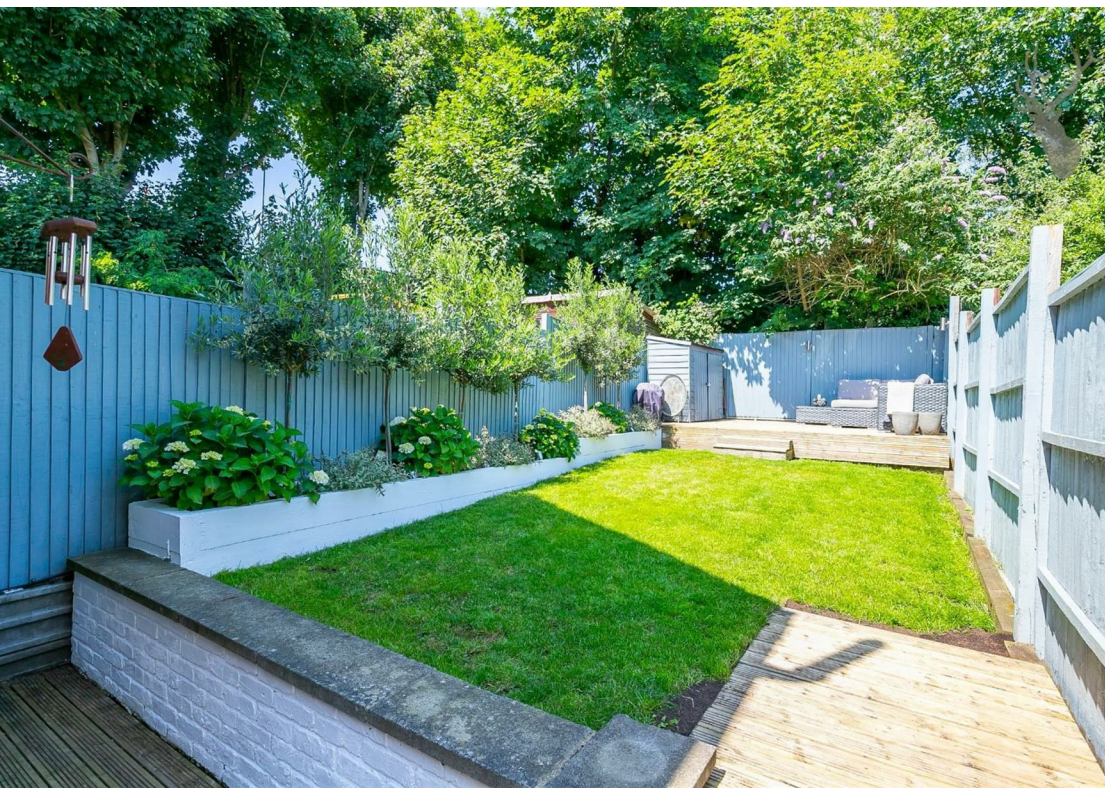
The property boasts a good size lounge a separate dining room, a brand new modern fitted kitchen with integrated appliances, two double bedrooms the master having an en-suite, a stunning bright and airy loft room which can be a third bedroom or ideal for a home office. The property features a bright and welcoming lounge, a separate dining room, and a brand new, contemporary fitted kitchen with high-quality integrated appliances. Upstairs, there are two generous double bedrooms, with the master benefitting from its own stylish en-suite. The top floor hosts a stunning loft room, filled with natural light, making it a perfect third bedroom or an ideal space for a home office.

To the rear, you'll find a well-maintained 50-foot garden, mainly laid to lawn, with a decked area perfect for entertaining or enjoying warm summer evenings. The garden is easily accessed via a side gate, offering both practicality and privacy.

This superb home is just a five-minute walk from Epping Underground Station on the Central Line and only a mile from Epping town centre, where you'll find a great selection of shops, restaurants, and other amenities. The location also offers excellent transport links, with the M11 and M25 close by and Stansted Airport approximately a 25-minute drive away. For golf enthusiasts, several excellent courses including Hobbs Cross, Epping, Theydon Bois and Abridge are all within a short drive.

This is a wonderful opportunity to acquire a stylish and conveniently located home in one of Epping's most sought-after areas. Early viewing is highly recommended.

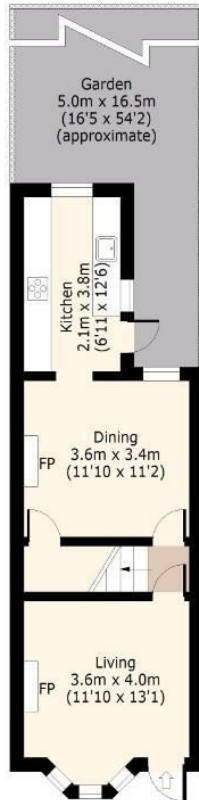




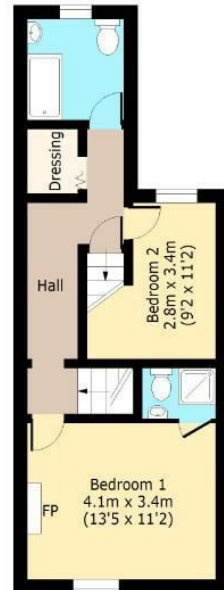
Bower Vale



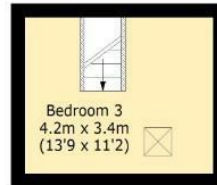
Ground Floor
Approx. 39 Sq. meters (420 Sq. feet)



First Floor
Approx. 42 Sq. meters (452 Sq. feet)



Second Floor
Approx. 14 Sq. meters (150 Sq. feet)



Total area: approx. 95 Sq. meters (1022 Sq. feet)
For illustration purposes only - not to scale
www.ipaplus.com

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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.