



Severns Field, Epping, CM16

BUTLER  STAG



**Guide Price £725,000-
£750,000.**

**This beautifully proportioned home offers refined living space arranged over two floors, combining elegant design with generous room sizes and excellent versatility throughout.
Freehold**

- Semi-Detached Three Bedroom Family Home
- Separate Formal Reception Room
- Off-Streeting Parking For Five Vehicles
- Potential To Extend STPP
- Spacious Open-Plan Kitchen/Lounge/Diner
- 1341 Sq.ft. Of accommodation space
- Detached Garage
- Cul-De-Sac Turning

At the heart of the property is an impressive extended open-plan kitchen, dining and living area. Designed for modern lifestyles, this expansive space is ideal for both everyday living and stylish entertaining, with clearly defined areas for cooking, dining and relaxing. Natural light flows throughout the bi-folding doors, creating a bright and inviting atmosphere. To the front of the home, a separate living room provides a more intimate setting — perfect as a formal lounge, media room or quiet retreat.

The welcoming entrance hall offers a sense of arrival and leads seamlessly to the first floor. A ground floor W/C completes this level. Upstairs, the property continues to impress with three well-appointed bedrooms, all with fitted wardrobes. The principal bedroom is a spacious and elegant double, complemented by a second generous bedroom. The third bedroom is ideal as a guest room, nursery or stylish home office. A contemporary family bathroom serves the upper floor, positioned conveniently off the central landing.

Externally, the property benefits from a detached garage/outbuilding with running power, measuring approximately 5.60m x 2.60m, offering secure parking, additional storage or potential for a workshop or studio, subject to requirements. The current owners have also re-landscaped the garden, which now offers a spacious patio for al-fresco dining and entertaining. The remainder of the garden is laid to lawn and offers great privacy with mature planted borders.

With approximately 124.6 sq. metres (1,341 sq. ft.) of internal accommodation, this exceptional home delivers a superb balance of open-plan entertaining space and private living areas, making it an ideal choice for discerning buyers seeking comfort, flexibility and understated luxury.





Severns Field

Approx. Gross Internal Area 124.6 sq. metres (1341.6 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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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.

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