School Green Lane, Epping, CM16

BUTLER & STAG

Guide Price £700,000-£725,000. This substantial four bedroom detached family home is located in the heart of North Weald's picturesque village at the top of a quiet lane leading to a park alongside St Andrews primary school whilst also surrounded by countryside & farmland.

Freehold

- Detached Chalet Style Bungalow
- Three Reception Rooms
- Stunning 100ft West Facing Rear Garden
- Double Length Garage
- Four Bedrooms/Two Bathrooms
- Kitchen/Diner
- Off-Street Parking For Three Vehicles
- Potential For Various Extensions STPP

Offering a blend of flexible living space throughout combined with arguably one of the most mature gardens there is to find. Spanning close to 1900 sq ft with the principle accommodation across ground level comprising of three formal receptions, all offering their own purpose to the current occupiers such as a formal reception room, dinning room & conservatory/summer room. A spacious kitchen/dining area with views into the garden also occupies the rear of the ground floor whilst being met with a separate utility room. One of the four double bedrooms is also located on this level with an extremely generous bathroom with separate shower.

To the first floor there are three further double bedrooms all offering their own fitted wardrobes for convenience accompanied by a family shower room.

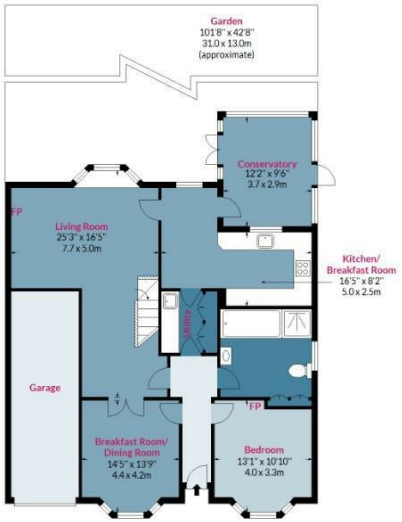
The real jewel in the crown here in our opinion is the striking 100ft west facing garden which has been adored/cherished by its current owners for years offering a huge level of privacy from neighbouring plots with a variety of high resting laurels & shrubs. The frontage holds parking for up to three vehicles whilst having access to the double length garage.

School Green Lane is situated in the quiet village of North Weald Bassett. The A414 and M11 are both within a short drive providing access across and up and down the county into major towns and London. Epping Central line station is only a 3.5 mile drive and Stanstead Airport is 17.3 miles. Local attractions and leisure are found at North Weald Airfield for flying enthusiasts and three very good golf courses at Blakes, Hobbs Cross and Epping are within easy reach. St Andrews Primary School in North Weald and Moreton Church of England School offer primary schooling nearby with secondary schools found at Ongar Academy, Passmores Academy in Harlow and Epping St Johns.

Council- Epping Forest
Tax Band- E

School Green Lane, CM16

Approx. Gross Internal Area(Including Garage/Eaves Storage) 1873 Sq Ft - 174.01 Sq M
Approx. Gross Internal Area(Excluding Garage/Eaves Storage) 1619 Sq Ft - 150.41 Sq M



Ground Floor

Floor Area 1069 Sq Ft - 99.31 Sq M

First Floor

Floor Area 550 Sq Ft - 51.10 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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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