



27 Station Road, Epping, CM16

BUTLER & STAG



Guide Price £825,000 - £850,000 - A charming and spacious mid terraced four bedroom town house with a secluded, mature rear garden positioned on arguably one of Epping's most sought after roads.



Freehold

- Beautifully Presented Mid Terraced Family Home
- Spacious Kitchen/Diner
- Study Room
- Attractive 52 ft Rear Garden
- Four Bedroom/Three Bathrooms
- Separate Formal Reception Room
- Garage & Off-Street Parking
- 0.2 Miles From Epping Central Line Station

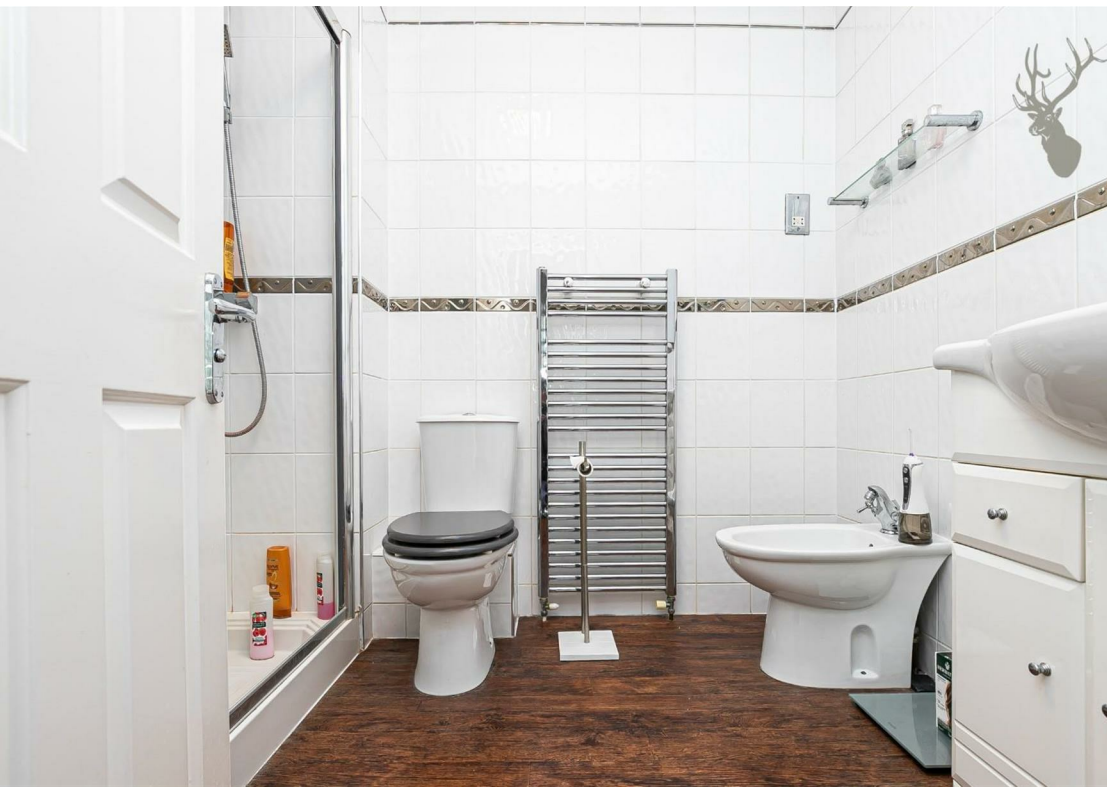
Internally, the ground floor comprises of a spacious entrance hall with access leading to a guest cloakroom, separate study room and a wonderful kitchen/diner with views overlooking the rear garden. The kitchen offers a huge range of storage whilst fitted with a range of Bosch appliances and three seater counter should the dining table be taken.

The first floor provides a spacious living room for the family to enjoy, a large master bedroom with two double door fitted wardrobes & en-suite shower room, with the added benefit of a private front facing balcony. A further three double bedrooms and family bathroom are found on the top (second) floor with particular note to bedroom two which also holds its own en-suite shower room.

Externally, there is an integral garage, block paved and hard standing driveway offering ample parking. The rear garden holds a tiered block paved patio for al-fresco dining/entertaining, whilst the remainder of the garden is laid to lawn.

Station Road is perfectly located for the shops, pubs and restaurants and is only a two minute walk to Epping Central Line underground station. Further transport is also easily accessed with links with M11 and M25 within a few minutes' drive. Epping itself, offers an excellent range of national chain and boutique shops alongside a great choice of restaurants, public houses and leisure facilities. There are also an excellent choice of private and state schools in close proximity.





Woodlands, CM16

Approx. Gross Internal Area 1764 Sq Ft - 163.88 Sq M
Approx. Gross Balcony Area 46 Sq Ft - 4.27 Sq M

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Ground Floor
Floor Area 631 Sq Ft - 58.62 Sq M

First Floor
Floor Area 610 Sq Ft - 56.67 Sq M

Second Floor
Floor Area 523 Sq Ft - 48.59 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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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.