



BUTLER & STAG

Blackacre Road | Epping
| CM16

A fantastic opportunity to apply your own stamp on this semi-detached Edwardian house which offers huge scope for redesigning or extending, subject to planning approval.

The property has been enjoyed in the same family for generations and boasts fantastic potential to turn into something truly special. Accommodation comprises of three double bedrooms, bathroom, living, dining rooms and kitchen all in need of modernization.

Externally the property boasts a South/ East facing rear garden which extends over 120 ft, as well as off street parking to the front.

- *Edwardian Freehold* • *Semi-Detached House* • *Huge Potential* • *Three Bedrooms* • *Chain Free* • *Off Street Parking/ Generous Garden*

Asking Price £650,000 | Freehold



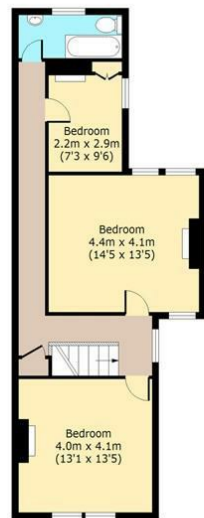
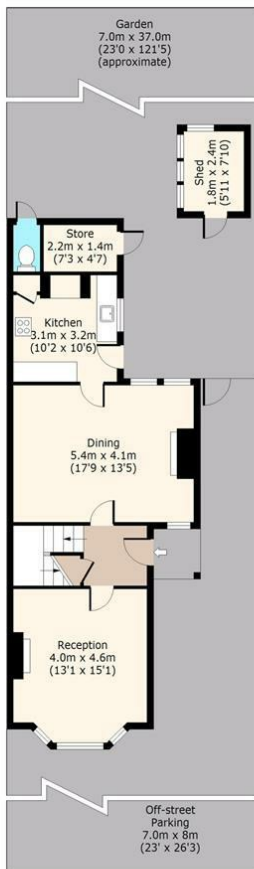


Blackacre Road, CM16

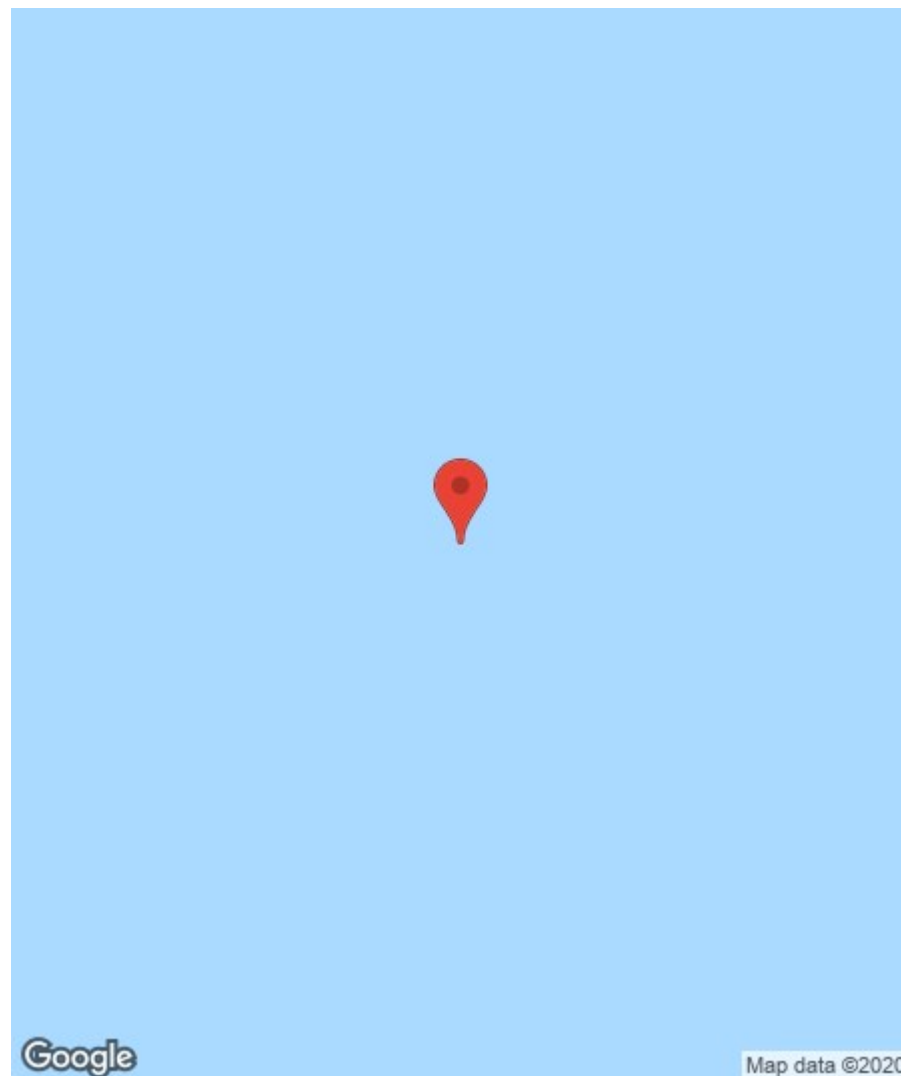


Ground Floor
Approx. 62 Sq. meters (667 Sq. feet)

First Floor
Approx. 61 Sq. meters (657 Sq. feet)



Total area: approx. 123 Sq. meters (1324 Sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk



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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) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |