



BUTLER & STAG

Tower Road | Epping
| CM16

Guide Price £725,000 - £750,000

This delightful property has been enhanced and modernised by the current owners, suiting families looking for spacious accommodation.

- *Semi-Detached Family Home* • *Four Bedrooms/Two Bedroom* • *Two Receptions/Play Room* • *Detached Garage* • *Off Street Parking* • *Close to High Street Amenities & Tube Station*

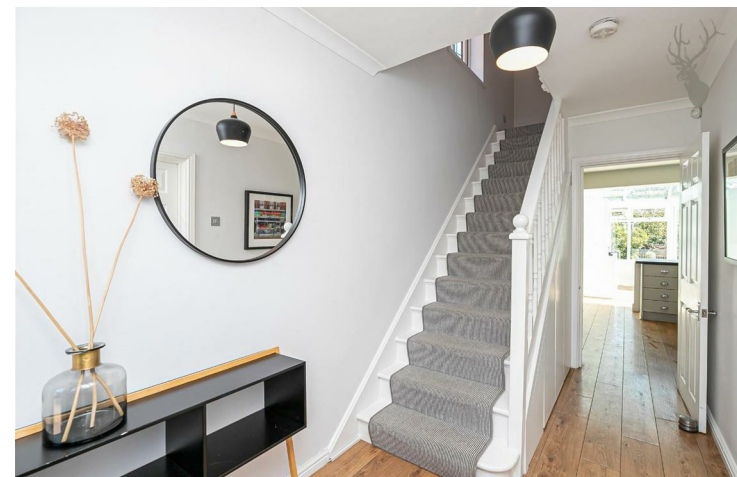
Price Guide £725,000 | Freehold

The property is arranged over three floors. The ground floor comprises of a good size lounge which features a log burner and wooden flooring. The adjacent dining room and stylish kitchen lead through to a large family room/conservatory providing a modern open plan living space.

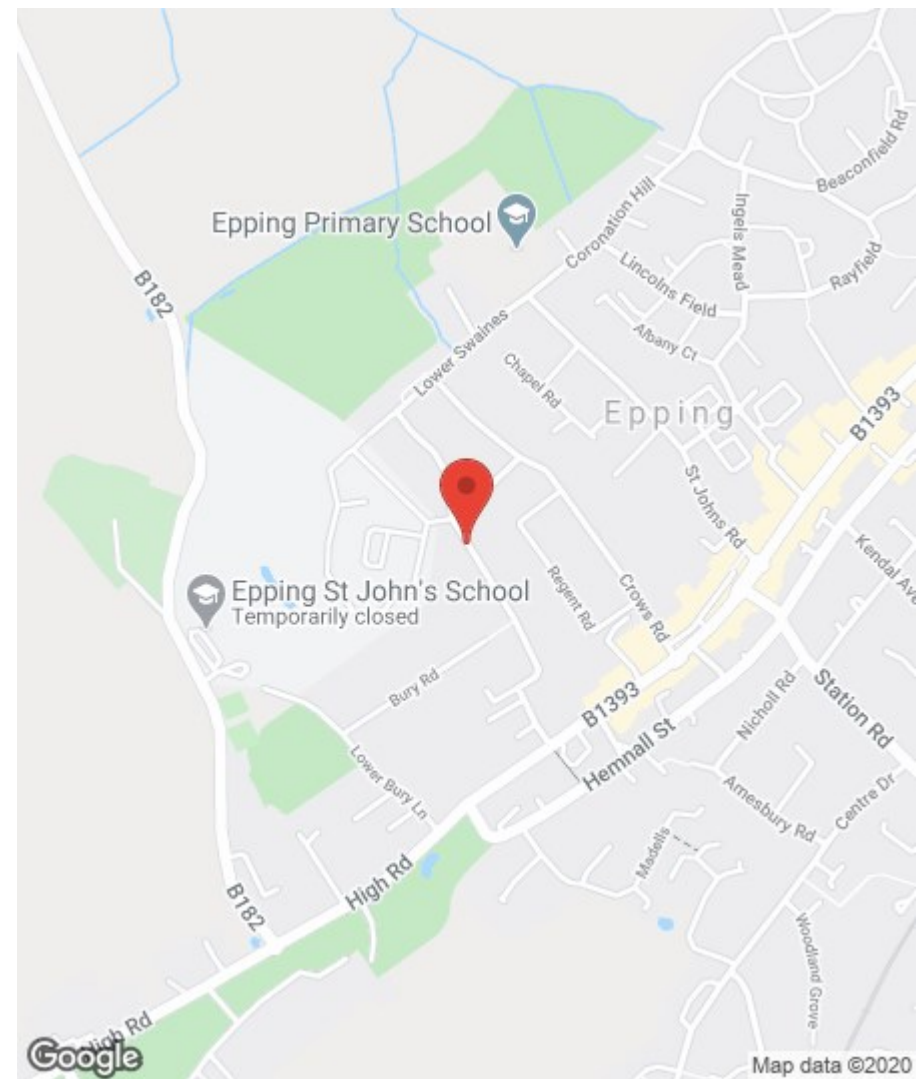
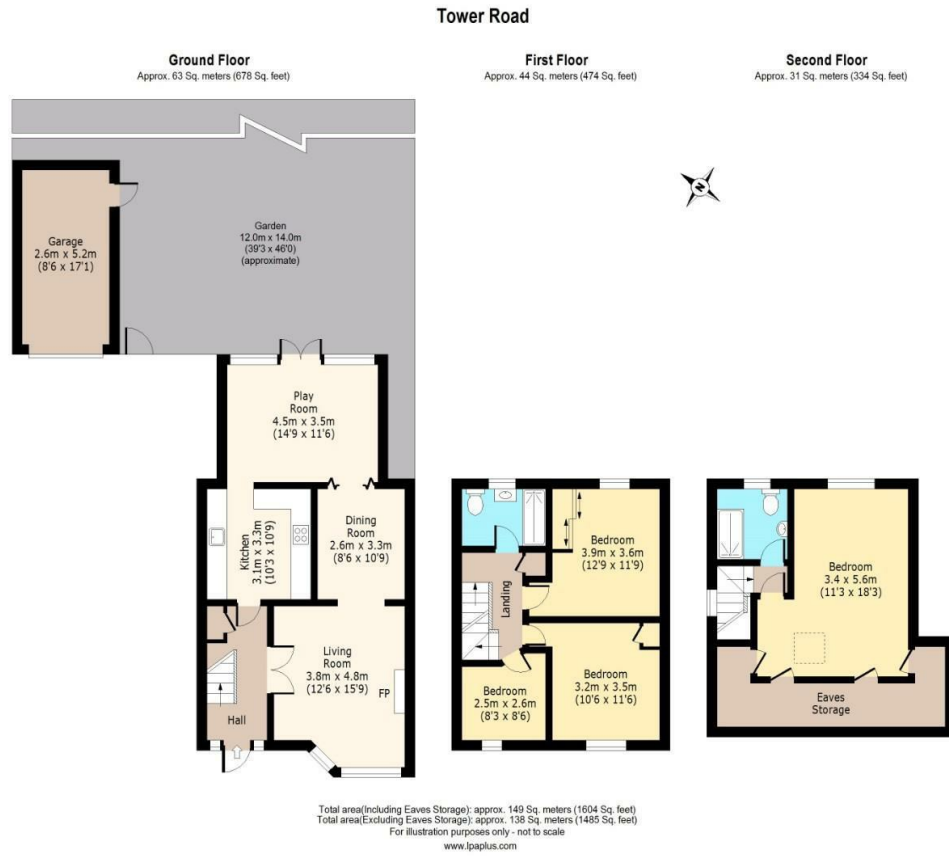
The first floor landing leads to three good sized bedrooms and a family bathroom. Whilst the second floor boasts a large master bedroom with en-suite shower room and eaves storage.

The generous sized garden is well maintained with two patio areas, neat lawn, with both sides well stocked by flower and shrub borders providing a good degree of seclusion.

Tower road is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally. An immaculately presented four bedroom semi detached family home in a premier location positioned off Epping High Street.







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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		64	78
England & Wales	EU Directive 2002/91/EC		