



St. Johns Road, Epping, CM16

BUTLER & STAG



**Guide Price £650,000 -  
£675,000**  
**An immaculately  
presented two bedroom  
Victorian end of terraced  
family home in a premier  
location positioned off  
Epping High Street.**



## Freehold

- End Of Terrace Family Home
- Two Bedrooms/Loft Room
- Two Large Receptions
- Wood Burning Stove/Working Fireplaces
- Modern Kitchen/Breakfast Area
- South Facing Garden
- Newly Decorated Throughout

This delightful property has been well maintained and cared for by the current owners, suiting families looking for spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over three floors with the ground floor comprising two good size reception rooms with working fireplaces and wooden flooring, a modern kitchen/breakfast room with bi-folding doors, that lead onto the stunning south west facing garden.

The first floor has a landing leading to two good sized double bedrooms and a family bathroom.

The second floor comprises a good size loft room that can be used for a study/bedroom with storage.

The well-established and generous garden is well maintained with a decked area, a neat lawn with both sides well stocked by flower and shrub borders providing a good degree of seclusion this can also be accessed via the side of the property.

St Johns 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.





## St Johns Road



**Ground Floor**  
Approx. 60 Sq. meters (646 Sq. feet)

**First Floor**  
Approx. 46 Sq. meters (495 Sq. feet)

**Second Floor**  
Approx. 16 Sq. meters (172 Sq. feet)



Total area (Excluding Eaves Storage) : approx. 122 Sq. meters (1313 Sq. feet)

Total area (including Eaves Storage) : approx. 126 Sq. meters (1358 Sq. feet)

For illustration purposes only - not to scale

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# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.