



Highfield Green, Epping, CM16

BUTLER & STAG



**Guide Price £450,00 -  
£475,000**

**Tucked away towards the  
end of Highfield Green is  
this immaculately  
presented three bedroom  
home that is ready to  
move into.**



## Freehold

- Mid Terraced Family Home
- Three Bedrooms/Downstairs WC
- Stunning Throughout/Garage
- Large Lounge
- Beautiful Landscaped Garden
- Peaceful Location

Accommodation comprises a welcoming entrance hall, large living/dining room with Bi folding doors that lead onto the garden and a modern kitchen. The stunning and tasteful interiors with deep colour scheme compliment the cosy and warm feel of this property perfect for a first time purchase or someone that is downsizing.

The first floor hosts three generous sized bedrooms with a family bathroom.

Externally, the property has a garage, and a private secluded AstroTurf'd South East facing garden.

Despite its peaceful setting, highfield Green is very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Epping and a Theydon Bois Stations are also within 1 mile way with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf from 43 minutes (Central and Jubilee Line). Epping is an historic market town, popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages. The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre. There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools.



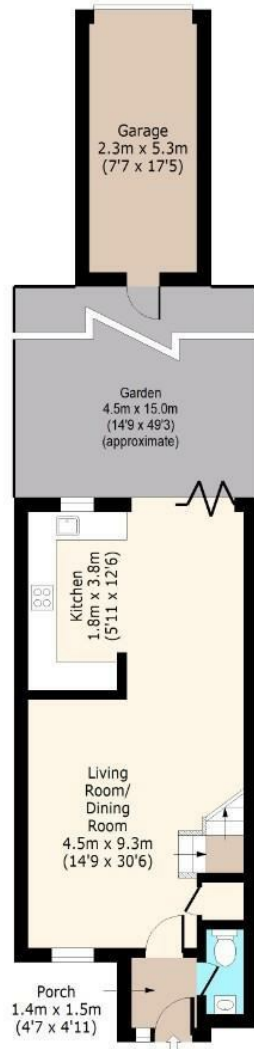


# Highfield Green



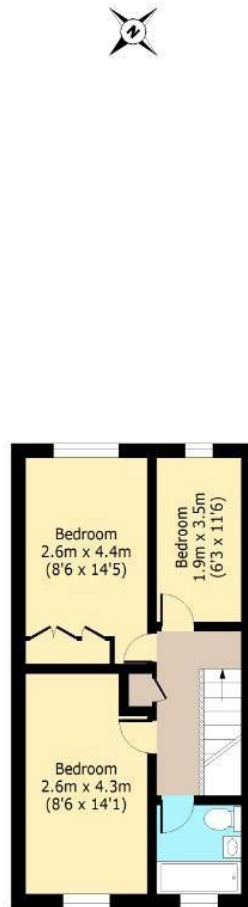
## Ground Floor

Approx. 47 Sq. meters (506 Sq. feet)



## First Floor

Approx. 42 Sq. meters (452 Sq. feet)



Total area: approx. 89 Sq. meters (958 Sq. feet)  
For illustration purposes only - not to scale  
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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.