Bower Terrace, Essex, CM16

BUTLER & STAG

GUIDE PRICE £575,000-£600,000. Situated only 0.2 miles from Epping central line station, is this delightful three bedroom mid-terraced family home, finished to exacting standards.

Freehold

- Mid-Terrace Family Home
- Three Double Bedrooms (En-suite To Master)
- Kitchen/Diner
- 45 ft West Facing Rear Garden With Masonry BBQ
- Blackout Blinds Fitted To All Bedrooms
- Secure Rear Gated Off-Street Parking & Garage

This attractive home is arranged over three well-proportioned levels, providing flexible living space ideal for modern family life or professional buyers seeking room to grow.

The ground floor comprises a welcoming entrance hall leading through to a spacious living room, perfect for relaxing or entertaining. To the rear, a well-sized kitchen offers ample worktop and storage space including a fitted breakfast bar, with room for dining and direct access to the rear of the property.

On the first floor, the property offers two generous double bedrooms, both well served by a contemporary family bathroom, accessed from a central landing. *Of particular note, all bedrooms have had fully fitted blackout blinds installed.*

The second floor is dedicated to an impressive principal bedroom suite, featuring excellent proportions, an en-suite shower room and a Juliet balcony, creating a peaceful retreat with an added sense of luxury.

Externally, the property further benefits from a stunning West facing rear garden, separate garage, providing valuable secure parking or additional storage. Secure rear off-street parking to the rear is also available.

The location is superb and extremely convenient approximately five minutes' walk from Epping Underground station (Central Line) and just a mile from the town centre for a wide range of shopping and social amenities. The M11 and M25 are easily accessed with Stansted airport a 25 minute drive away. Golfers are spoilt for choice with Hobbs Cross, Epping, Theydon Bois and Abridge all within five minutes' drive.

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Approx. Gross Internal Area 106.3 Sq M (1144.1 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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.

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