



BUTLER & STAG

Kendal Avenue | Epping
| CM16

A beautifully presented, detached four bedroom house located in a peaceful cul-de-sac in one of the area's most sought after turnings just a short walk from Epping Station (Central Line) and High Street.

- *Detached Family Home • Four Bedrooms • Open Plan Kitchen Dining Area • Separate Large Lounge • Close to Transport & Amenities • Off Street Parking*

Offers In Excess Of £975,000 | Freehold

Spaciously arranged over three floors with accommodation extending beyond 2100 sq ft comprising an inviting entrance hall with internal access to the cloak room, living room and the open plan kitchen/dining room, also off the kitchen you will find a utility with side entrance to the property. The first floor features three double bedrooms with the master having an en-suite shower room, there is also a family bathroom.

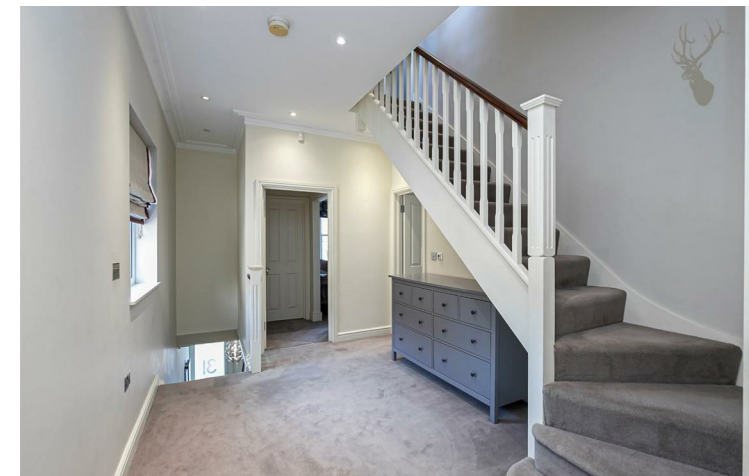
On the third floor there is a bedroom with en-suite.

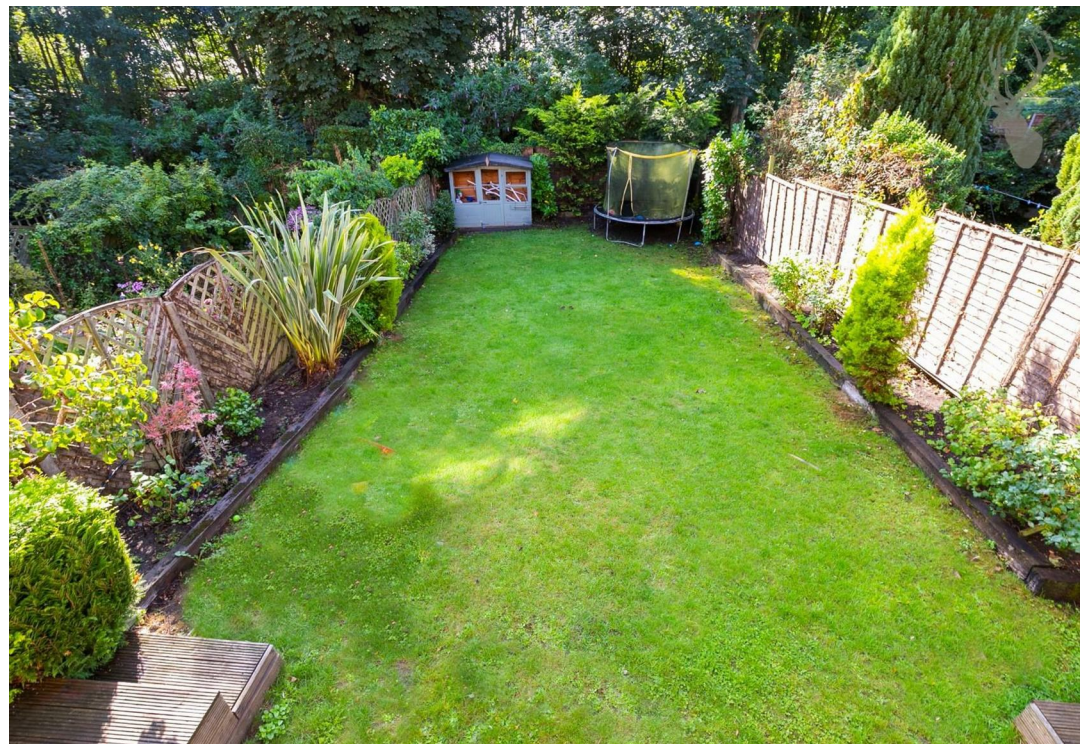
The property has planning for a proposed single storey lower ground floor rear extension with roof terrace and 1.7m high side boundary enclosure to convert lower ground level into a habitable space. PLANNING NUMBER EPF/3238/18

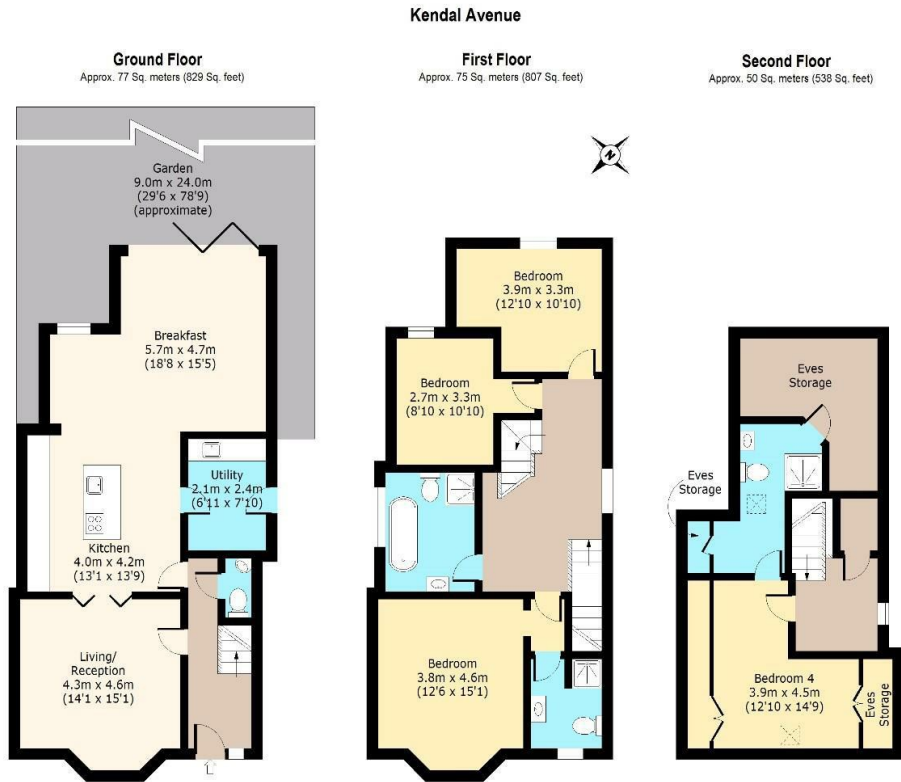
Externally, there is a driveway with parking for several vehicles. The south westerly facing rear garden has been beautifully landscaped with a variety of trees, shrubs and plants. you can access the garden through the lounge which has bi-folding doors .

Kendal Avenue is perhaps the most desirable turning in Epping and is ideally placed for the town's amenities 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. 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.

Transport links into London are excellent with access to the motorway network via the M25, and the M11. Epping is an historic market town popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport.







Total area: approx. 202 Sq. meters (2174 Sq. feet) (Including Eaves Storage)
 Total area: approx. 187 Sq. meters (2013 Sq. feet) (Excluding Eaves Storage)
 For illustration purposes only - not to scale
 www.jpaplus.com



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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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			72
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	