



Mowbray Close, Epping, CM16

BUTLER & STAG



**A beautifully presented townhouse located in a popular location within a short walk to both Epping High Street and Central Line Station.**



## Freehold

- End Of Terraced Family Home
- Well Presented
- Garage
- Four Bedrooms/Three Bathrooms
- Chain Free
- Downstairs WC

The property is arranged over three floors with the ground floor providing access into the integrated garage. The property proceeds into an impressive, high gloss fitted kitchen/dining room with doors to the rear garden and a downstairs wc.

The first floor hosts two double bedrooms one of them also provides access to the large roof terrace which offers a nice light and airy feel. and a family bathroom.

The top floor is home to two more double bedrooms both with en-suite shower rooms. The property also benefits from double glazing, gas central heating and a good size rear garden with patio area.

Mowbury Close 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.



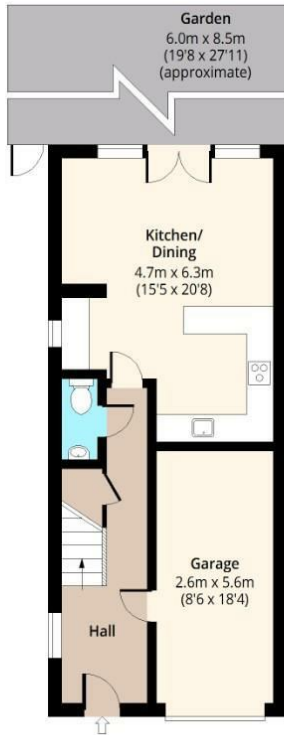


## Mowbray Close, CM16



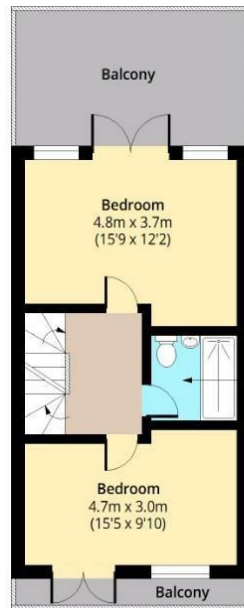
### Ground Floor

Approx. 56.87 Sq. meters (612 Sq. feet)



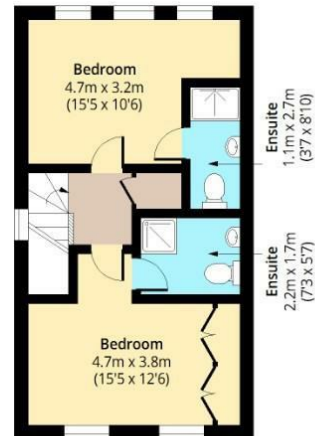
### First Floor

Approx. 42.30 Sq. meters (455 Sq. feet)



### Second Floor

Approx. 42.30 Sq. meters (455 Sq. feet)



Total area: approx. 141.47 Sq. meters (1523 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.

# BUTLER & STAG

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