



Lower Swaines, Epping, CM16

BUTLER & STAG



An imposing semi-detached three/four bedroom family home in a premier location positioned off Epping High Street.



Freehold

- Three/Four Bedroom Semi-Detached House
- Two Reception Rooms
- Off-Street Parking For Four Vehicles
- Two Bathrooms
- Garage
- Circa 1800 Sq Foot

Internally the ground floor accommodation comprises of two separate reception rooms with the first currently being used as a formal living area and with the second as a snug/tv room located just off the kitchen. To the rear of the ground floor there is also a fourth bedroom with separate shower room along with a fully functioning utility room that offers access to the garage which completes this level.

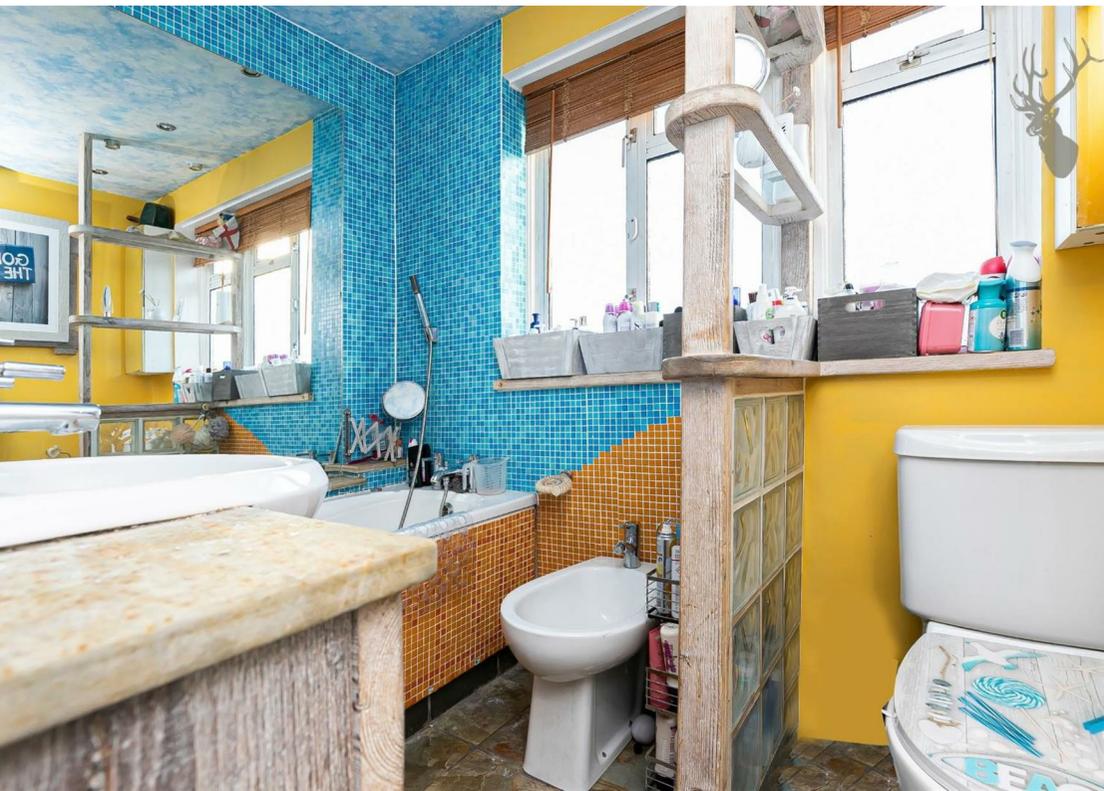
On the first floor there are three bedrooms with both the master and bedroom two offering fitted wardrobes with in particular the master also offering double doors leading out onto the ground floor rear addition which has the opportunity to become a fantastic balcony area subject to the usual planning consents. The first floor also offers a separate family bathroom.

The second floor offers a loft space spanning circa 250 sq foot which lays fully boarded and has two fitted sky lights.

The rear garden has been landscaped and laid out in such a way to offer maximum amount of privacy. The Garden also offers outside entertaining space with the patio area and sitting area within close proximity of the back entrance of the house. To the front there are four off-street parking spaces complete with a garage.

Lower Swaines 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.



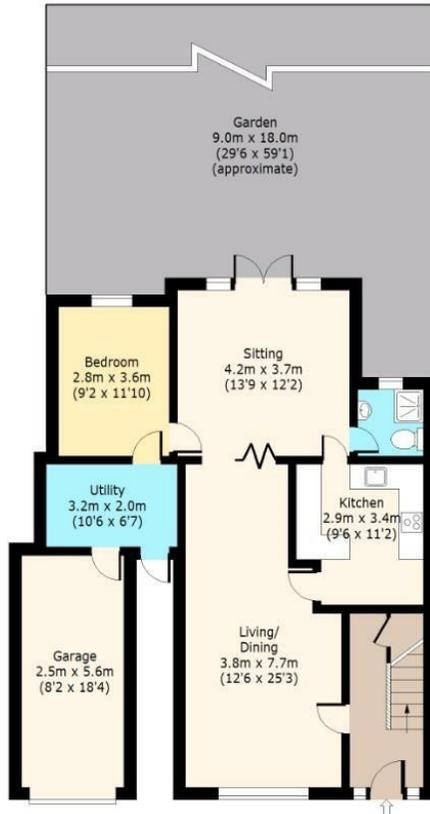


Lower Swaines



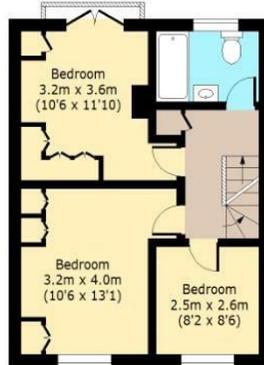
Ground Floor

Approx. 97.94 Sq. meters (1054 Sq. feet)



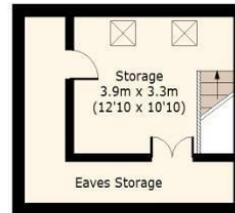
First Floor

Approx. 45.24 Sq. meters (487 Sq. feet)



Second Floor

Approx. 22.95 Sq. meters (247 Sq. feet)



Total area : approx. 166.13 Sq. meters (1788 Sq. feet) (Including Garage/ Eaves Storage)
 Total area : approx. 142.05 Sq. meters (1529 Sq. feet) (Excluding Garage/ Eaves Storage)
 For illustration purposes only - not to scale
www.lpaplus.com

BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of and offer or contract. We have not performed a structural survey on this property and the services, appliances an 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.