



Kendal Avenue, Epping, CM16

BUTLER & STAG



**This charming three bedroom semi-detached family home is set in one of the area's most sought after turnings positioned only three minutes' walk to Epping station.**



## Freehold

- three minutes walk to station
- opportunity to extend
- big garden
- first floor bathroom
- double glazing
- semi detached
- off-street parking
- close walk to high street
- gas central heating
- garage

Accommodation is arranged over two floors comprising a good size through lounge with various period features, separate kitchen/breakfast room and ground floor w/c. The first floor hosts three bedrooms and a family bathroom. There is potential for side and rear extension and loft conversion subject to the usual planning consents and would increase floor space well over 2000 sq ft.

Externally, the house is approached by a front garden offering off-street parking for two vehicles. To the rear is a delightful South/Westerly facing garden, garage and two patio area's the second being positioned at the rear of the garden allowing for extensive entertaining.

Kendal Avenue 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.





Kendal Avenue, CM16

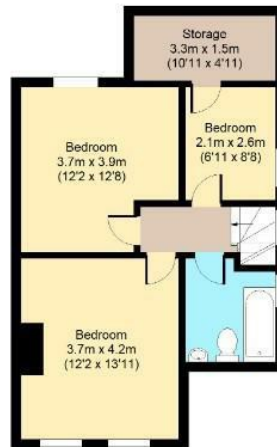
Ground Floor

Approx. 57 Sq. meters (612 Sq. feet)



First Floor

Approx. 50 Sq. meters (538 Sq. feet)



Total area(Including Garage); approx. 123 Sq. meters (1327 Sq. feet)  
Total area(Excluding Garage); approx. 107 Sq. meters (1150 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.