



Charles Street, Epping, CM16

BUTLER & STAG



**Guide Price £450,000 -  
£500,000**  
**Beautifully presented two  
bedroom terraced house  
offering spacious and  
modern living throughout.  
Closely located to Epping  
Town Central Line Station  
and Epping High Street.**



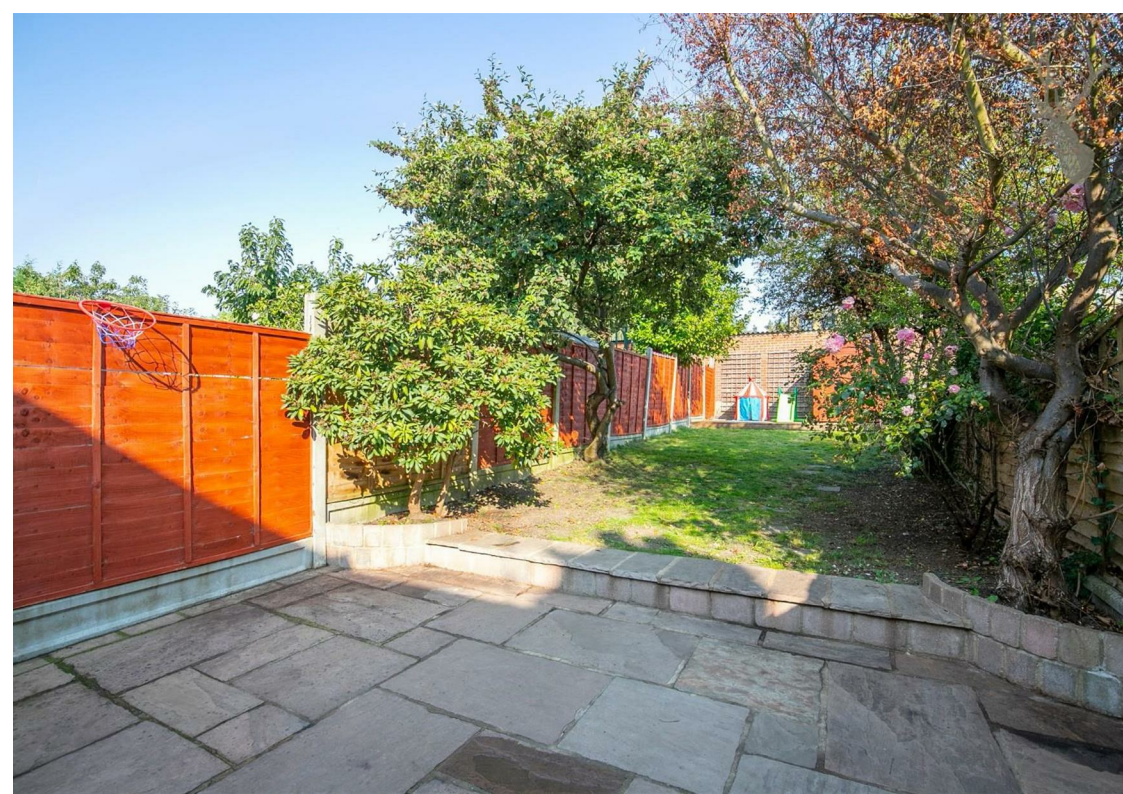
**Freehold**



The property boasts a good size lounge/dining room, a modern fitted kitchen/breakfast room with integrated appliances, two double bedrooms and a family bathroom.

Externally a well presented 60' rear garden that is mainly laid to lawn with a patio area perfect for those summer evenings which can be accessed via a side gate.

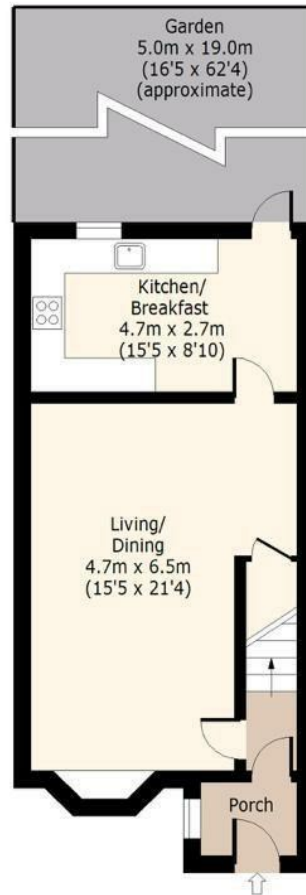
The location is superb and extremely convenient approximately five minute's walk from Epping Underground Station (Central Line) and just a mile from the town centre for a wide range of shopping and social amenities. The M11 and M25 are easily accessed with Stansted Airport a 25 minute drive away. Golfers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



## Charles Street

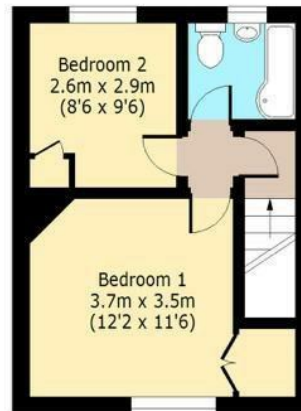
### Ground Floor

Approx. 48 Sq. meters (513 Sq. feet)



### First Floor

Approx. 31 Sq. meters (334 Sq. feet)



Total area: approx. 79 Sq. meters (847 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

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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