



Epping Way, London, E4

BUTLER & STAG



**\*GUIDE PRICE £450,000 -  
£460,000\* \*VIEWING 10TH  
APRIL, ALL SLOTS NOW  
FULL\***

**An immaculately presented  
two bedroom period home  
set on a quiet turning, close to  
Epping Forest and excellent  
local schools. Chain Free.**



## Freehold

- Two Bedroom Period Home
- Beautifully Presented
- Conservatory
- 80' Rear Garden
- Off Street Parking
- Quiet Location (Epping Forest at the end of the street)
- Highly Regarded Local Schools
- Garage To Rear

Set on a quiet North Chingford turning, Butler & Stag are delighted to offer for sale this immaculately presented two double bedroom period home with beautiful 80' rear garden.

The property has been thoughtfully updated by the current owners and offers a bright lounge that is perfect for a family/entertaining space, this in turn leads out to a sun filled conservatory that has views across the rear garden.

The kitchen has been completely updated and offers a full range of shaker style fitted wall and base units with integrated appliances.

Upstairs there are two well proportioned double bedrooms and a refitted family bathroom.

To the front of the property you have block paved parking for two vehicles and at the rear the sunny garden extends approximately 80' and offers an established lawn, mature borders and garage with rear access.

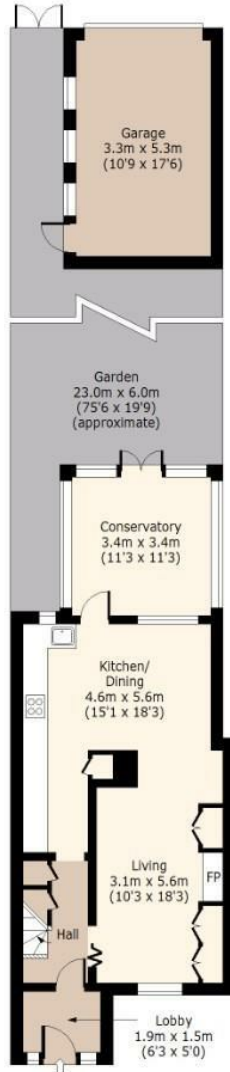
Epping Way is a quiet turning that has the outside spaces of Epping Forest at the top of the street. Locally you will find the outstanding Yardley primary school nearby as well as several highly regarded secondary schools. Station Road has a wide and varied range of shops and eateries as well as Chingford Overground (TFL 5) gives excellent access to the City and West End. Chain Free.





## Epping Way

**Ground Floor**  
Approx. 57.66 Sq. meters (621 Sq. feet)



**First Floor**  
Approx. 29.77 Sq. meters (320 Sq. feet)



Total area (Including Garage): approx. 104.92 Sq. meters (1129 Sq. feet)  
Total area (Excluding Garage): approx. 87.43 Sq. meters (941 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

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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.