



Ambrose Crescent, Epping, CM16

BUTLER & STAG



**A Beautifully presented five bedroom detached family home in the highly sought after Arboretum Development constructed by award winning developers Higgins Homes in 2015.**



## Freehold

- Stunning Detached Family Home
- Spacious Living Room/Good Storage Throughout
- Downstairs WC/Utility Room
- Five Bedrooms/Three Bathrooms
- Modern Kitchen/Breakfast Area
- Large Garage

This delightful property has been well maintained and cared for by the current owners, presented to the highest of standards and suiting families looking for spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over three levels with a beautiful 26' living room with patio doors opening onto the rear garden. A central reception hall with return staircase and bespoke fitted cloakroom leads to the 19' open plan kitchen/breakfast room incorporating a dining area, and utility room. Within the kitchen, there are a host of fitted cabinets with granite work surfaces and integrated appliances.

On the first floor you will find three bedrooms with the master bedroom being beautifully finished with fitted wardrobes and a luxury en-suite bathroom, and a family bathroom. The second floor landing serves two further bedrooms, and a family bathroom.

Externally the property provides off street parking on a block paved driveway and access to the garage. There is a storm shelter above the front door and a wooden gate allowing access to the rear garden. The large garden has three separate spaces combining to make one large garden. There is a side garden leading to the main lawned area with patio stones and a further rear garden with a sunken landscaped seating area. The garden is enclosed with wooden fencing.

Ambrose Crescent 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.





Ambrose Crescent

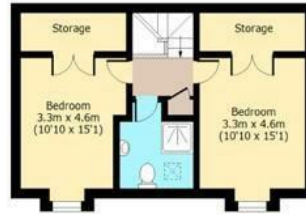


**Ground Floor**  
Approx. 67 Sq. meters (724 Sq. feet)

Garden  
19.0m x 24.0m  
(62'4 x 78'9)  
(approximate)



**Second Floor**  
Approx. 50 Sq. meters (536 Sq. feet)



**First Floor**  
Approx. 53 Sq. meters (565 Sq. feet)



Total area: approx. (including Garage) 183 Sq. meters (1965 Sq. feet)  
Total area: approx. (excluding Garage) 170 Sq. meters (1825 Sq. feet)  
For illustration purposes only - not to scale  
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**BUTLER & STAG**

☎ 01992 667666

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

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.