



Morgan Crescent, Epping, CM16

BUTLER & STAG



**GUIDE PRICE £725,000 -
£750,000**

**A well-positioned two/three
bedroom semi-detached
house located on morgan
crescent, offers fantastic
potential for someone who is
looking to make a future
home.**



Freehold

- Semi-Detached Family Home
- Two/Three Bedrooms
- Two Receptions/Downstairs Bathroom
- Off Street Parking
- Sought After Road
- Chain Free

This two bedroom semi-detached house offers excellent living accommodation with further potential to extend to side and rear (subject to planning permission) comprising a good size front lounge with feature fireplace with a second separate dining/reception room with sliding doors that open onto the 90' rear garden, there is also access to the garden via the separate kitchen.

On the first floor, there are two bedrooms of which are a generous size.

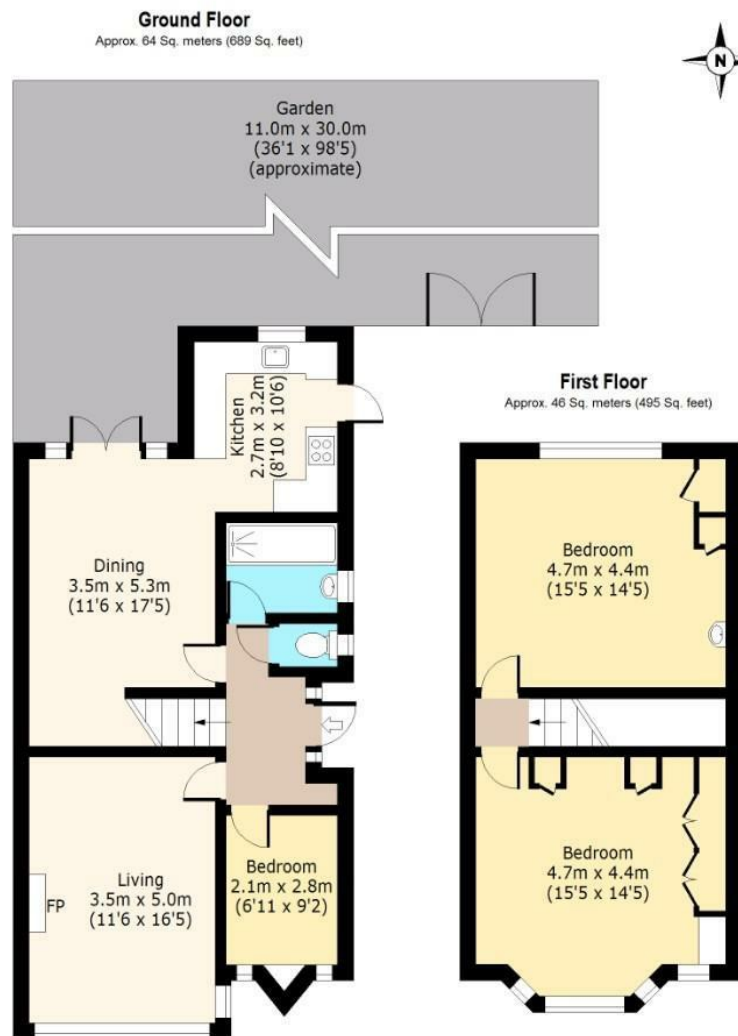
Externally, there is off street parking to the front, with side access leading to the north facing substantial rear garden enjoying lawn, flower beds and mature shrubs.

This is an excellent opportunity for a family looking for a house within the village offering excellent scope to apply their own stamp. Offered chain free,





Morgan Crescent



Total area: approx. 110 Sq. meters (1184 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 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.

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