



Mowbray Close, Epping, CM16

BUTLER & STAG





# An immaculately presented three bedroom family home in the heart of Epping.



- Three Bedroom House
- Garage
- Modern Throughout
- Sky/WIFI Included
- Newly Refurbished
- Parking
- Fully Furnished
- Great Location

This delightful property has been newly refurbished and presented to the highest of standards, suiting families looking for spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over three levels with a beautiful open plan living room with patio doors opening onto the rear garden. Within the kitchen, there are a host of fitted cabinets with granite work surfaces and integrated appliances. A ground floor fully tiled W/C and access to the garage from the hallway

To the first floor is the reception room with a private balcony, a modern family bathroom and a spacious bedroom.

The second floor has two bedrooms with excess storage and both benefit from en-suite bathrooms.

Externally, you have off street parking for two vehicles, garage and access to the well-maintained private garden.

Mowbray Close 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.

Council Tax Band E

Sky TV & WIFI Included







## Mowbray Close

Approx. Gross Internal Area 151.8 Sq M ( 1633.7 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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