



Baldocks Road, Epping, CM16

BUTLER & STAG





**A larger than average family home that has been extended over the years to offer ample living space with an impressive rear garden stretching over 100ft.**

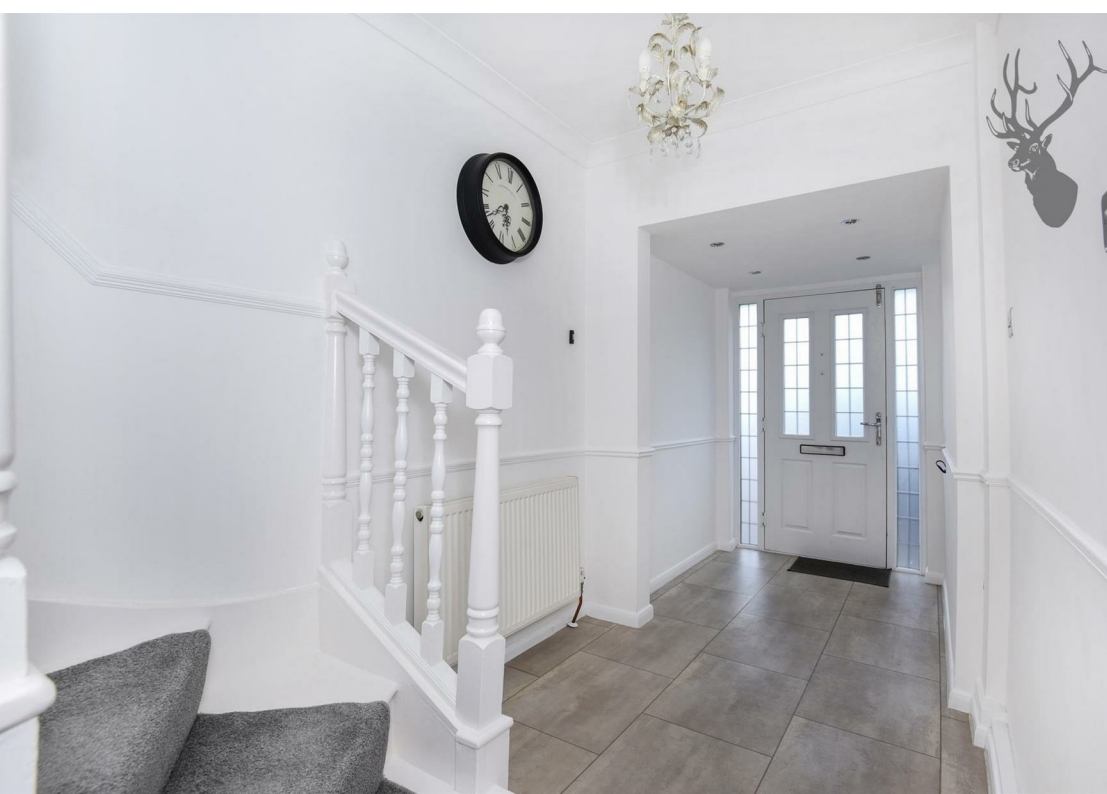
**Accommodation is arranged over three floors measuring close to 1800 sq ft, comprising front living room, an open-plan kitchen/dining room with a second reception room. Located off the kitchen is a large utility room and WC. The first floor hosts four bedrooms and two bathrooms with the added benefit of a boarded loft room with natural light.**



- Four Bedrooms
- 100ft Rear Garden
- Central Village Location
- Semi-Detached Family House
- Off-Street Parking & Integral Garage
- Three Reception Rooms







# Baldocks Road, Theydon Bois, Epping, CM16

APPROX. GROSS INTERNAL FLOOR AREA 1771 SQ FT 164.5 SQ METRES (EXCLUDES LOFT SPACE & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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