Ambleside, Epping, CM16

BUTLER & STAG

Guide Price £925.000 - £950.000
A beautifully presented, detached four bedroom house located in a peaceful cul-de-sac just a short walk from Epping Station (Central Line) and High Street. Currently owner occupied and never let before.

Freehold

- Detached Family House
- Desirable Location Close To Tube
- Integral Garage & Off Street Parking
- Four Bedrooms/ Two Bathrooms
- Good Decorative Order
- Chain Free

Approached by a small flight of stairs to the front aspect, accommodation comprises spacious entrance, fitted kitchen/breakfast room and utility room, guest cloakroom, 22' living room with additional adjoining conservatory and study/ playroom.
On the first floor are four bedrooms, including the 23' master bedroom with en-suite shower room and additional family bathroom.

Externally, there is an integral double garage and parking to for two/three vehicles. To the rear there is a wonderfully landscaped rear garden with decking and mature boarders.

Epping, an old market town, has an excellent choice of local independent and boutique shops together with a Tesco and Marks and Spencer. An underground Central Line rail service runs from Epping to London Liverpool Street making it ideal for the city commuter. There are very good schools in Epping and Chigwell. For the commuter there is ready access to the M11 (junction 5) leading to Canary Wharf and M25 (junction 26).

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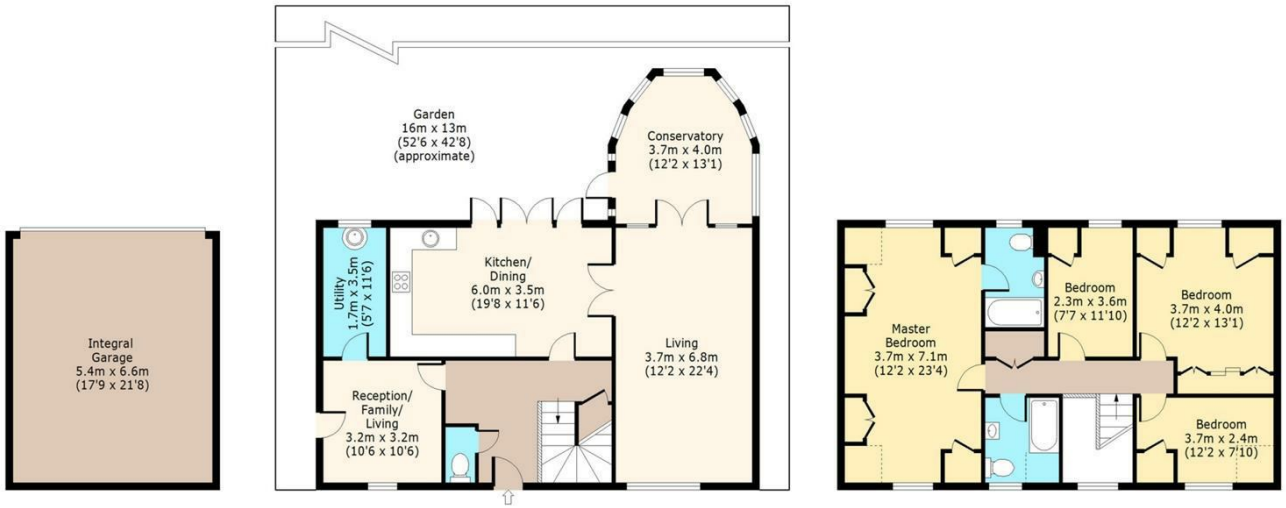
Basement
Approx. 33 Sq. meters (354 Sq. feet)

Ground Floor
Approx. 93 Sq. meters (1006 Sq. feet)

First Floor
Approx. 80 Sq. meters (862 Sq. feet)



Total area: approx. 206 Sq. meters (2217 Sq. feet)
(Including Garage)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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