St. Johns Road, Epping, CM16

BUTLER & STAG

## Guide Price £700,000-£725,000

**Located on one of Epping's most popular roads is this fantastic three bedroom Victorian house. Extending over three storeys and offers the chance to purchase a truly stunning family home.**

# Freehold

- Victorian Family Home
- Three Double Bedrooms
- Three Minutes Walks To Epping High Street
- Immaculately Presented
- Basement Area
- 0.6 Miles To Epping Central Line Station

On the ground floor, the bright, bay fronted reception room offers high ceilings, amtico oak flooring and feature an gas fireplace as a centre piece.
Moving through is the kitchen with fully fitted high specification appliances with a door leading out to the garden and an entrance to the basement which is perfect for storage or utilities.
Finishing off the ground floor with a WC and a office.

Leading up the stairs to the landing you are met by two of the three double bedrooms which both have plantation shutters, followed by the family bathroom that have both shower and Victorian style bath tub.

On the second floor you have a good sized master bedroom with sky lights, dressing room and shower room.

Externally, the house is approached via a cast iron decorative Victorian gate with a front terrace holding enough space for bicycles/motorcycles. A range of slate grey nonslip patio tiles plus black & white chequered tiles lead up to the front door. The mature rear garden extends to 83 ft in length and boasts two vast patioed areas for entertaining.

St Johns Road 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- Epping Forest
Tax band- E

# St Johns Road

Approx. Gross Internal Area 178.2 Sq M ( 1918.1 Sq Ft )
Approx. Gross Internal Area 131.8 Sq M ( 1418.3 Sq Ft ) excluding basement

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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