



St. Johns Road, Epping, CM16

BUTLER & STAG



**Guide Price £700,000 -
£725,000**

**An immaculately
presented four bedroom
Victorian semi detached
family home in a premier
location positioned off
Epping High Street.**



Freehold

- Victorian Semi-Detached Family Home
- Two Receptions
- Modern Kitchen/Breakfast Room
- Four Bedrooms/Two Bathrooms
- Close to High Street Amenities & Tube Station
- Summer House/Garden Room

This delightful property has been well maintained and cared for by the current owners, suiting families looking for spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over three floors the ground floor comprising a good size lounge with working fireplace and wooden flooring, a separate dining room that leads onto the modern kitchen with breakfast island and bi-folding doors.

The first floor hosts two light and airy bedrooms one being the master which again has original wooden flooring and a bay window, also with a family bathroom.

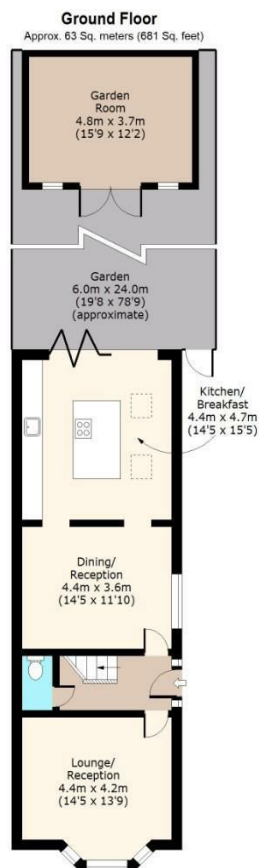
The second floor you will find two bedrooms with a Jack and Jill bathroom, the rooms again have an abundance of light flowing through.

Externally, To the rear is a delightful garden which is well planted with vibrant colours, a lovely patio area with a path leading to a summer house.

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.







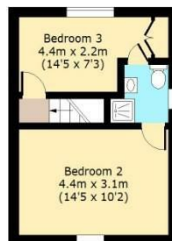
St John's Road



First Floor
Approx. 42 Sq. meters (449 Sq. feet)



Second Floor
Approx. 28 Sq. meters (303 Sq. feet)



Total area : approx. 133 Sq. meters (1433 Sq. feet)
Garden Room : approx. 18 Sq. meters (194 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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