Ashlyns Road, Epping, CM16

BUTLER & STAG

# GUIDE PRICE £750,000-£800,000

## An imposing and detached four/five bedroom Victorian family home in a premier location positioned off Epping High Street.

## Freehold

- Detached Victorian Home
- One Bedroom Annex
- Secluded Rear Garden
- Four Bedrooms/Two Bathrooms
- Imposing Corner Position
- Close to Amenities & Tube Station

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 along with the added benefit of a detached one bedroom annex to the rear of the garden with separate street access.

Accommodation is spaciously arranged over two floors spanning close to 1800 sq ft comprising an inviting entrance hall, bay fronted reception room facing onto St Johns Road, delightful kitchen/ diner, utility and shower room, and a pleasant sitting room with garden views.

The first floor is equally well balanced and features four bedrooms including the large master bedroom and family bathroom. The array of sash windows and varying aspects are a particular feature of the property, they really enhance the space and flood the rooms with natural light.

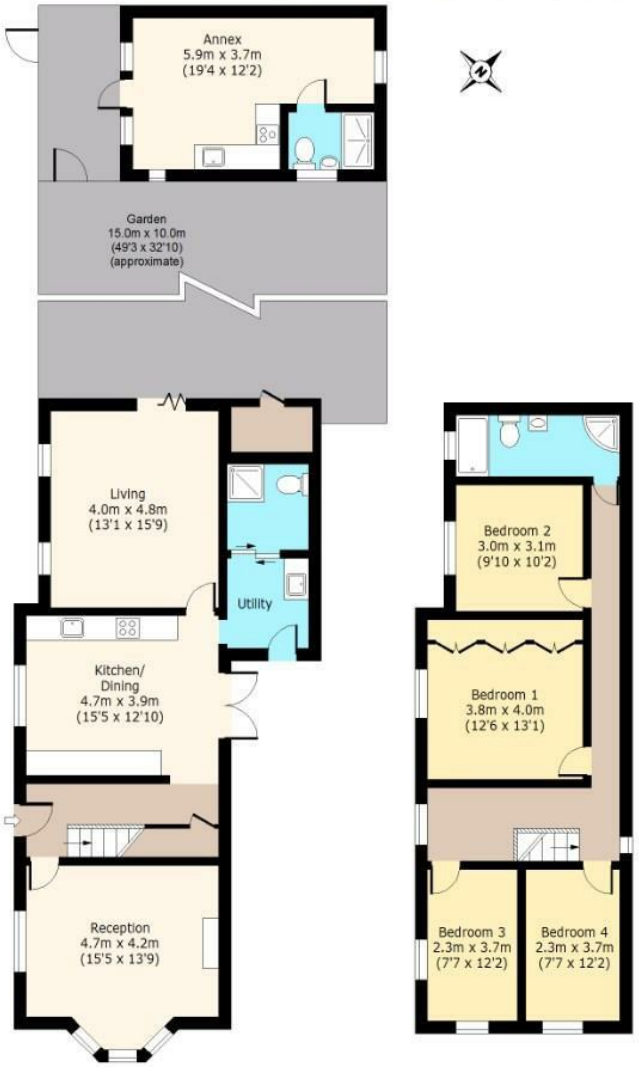
Externally, the rear garden is wonderfully secluded and boasts a decked terrace perfect for al fresco dining, lawn and a secure parking space to the rear. Beyond is the annex comprising a bedroom, kitchen and shower room, ideal for hosting guests or an airbnb hosted let.

Ashlyns 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.

## Ashlyns Road

**Ground Floor**
Approx. 77 Sq. meters (832 Sq. feet)

**First Floor**
Approx. 66 Sq. meters (710 Sq. feet)




Total area : approx. 165 Sq. meters (1777 Sq. feet) (Including Annex)
Total area : approx. 143 Sq. meters (1542 Sq. feet) (Excluding Annex)
For illustration purposes only - not to scale
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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 an 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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