



Bury Road, Epping, CM16

BUTLER & STAG



**An exceptional detached period house situated in one of Epping's most prestigious turnings, and has been enjoyed by the same family for years.**



## Freehold

- Exceptional Detached Family Home
- Glorious West Facing Rear Garden
- Garage & Off Street Parking
- Very Prestigious Cul-De-Sac location
- Three large double Bedrooms
- Desirable No-Through Road
- Close to Station & High Street Amenities
- Chain Free

Positioned on one of Epping's most prestigious roads, Butler & Stag are delighted to offer for sale this exquisite, rarely available 1930's detached family home, that has been in the same family ownership for over 80 years.

On the ground floor, there is a large hallway which connects two large reception rooms, the front is bay fronted and the rear runs into a sensational glazed extension that offers expansive views across the near 200' rear garden. The kitchen is well stocked with fitted wall and base units, integrated appliances, stylish butler sink and larder. Lastly, a ground floor guest WC.

To the first floor there are three well proportioned double bedrooms, family bathroom and separate WC.

Externally the property occupies a wide plot with detached garage and workshop set back on the driveway. A period established front garden and a rear garden that benefits from a westerly aspect and extends to nearly 200' with established grass lawns, well stocked flower borders, an Azealia, magnolia and shrub collection, a rockery, pond and large fruit orchard.

Bury Road is a quiet cul-de-sac located a stones throw from the local cricket club and with several highly regarded schools nearby. The high street is popular for its village atmosphere and has a broad array on independent shops, cafes, restaurants as well as supermarkets. Epping Station (Central Line TFL 6) is nearby and takes just 38 mins to Liverpool Street Station.

The rarely available property offers huge potential and is available on a chain free basis.



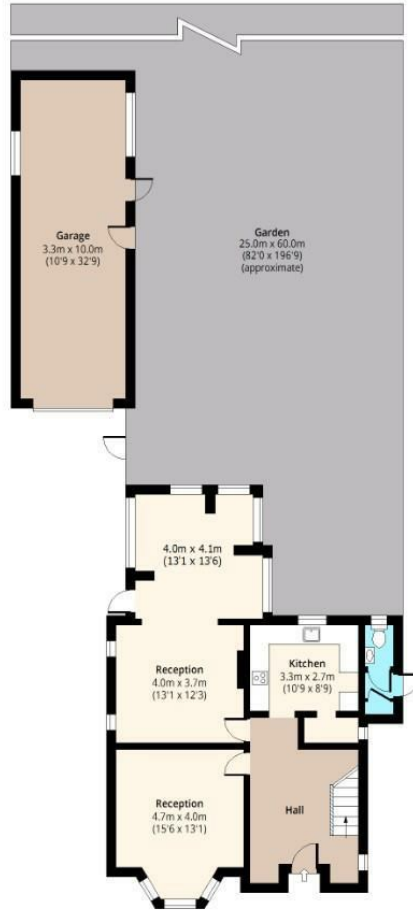


Bury Road



**Ground Floor**

Approx. 79.21 Sq. meters (853 Sq. feet)



**First Floor**

Approx. 59.46 Sq. meters (640 Sq. feet)



Total area: approx. 138.67 Sq. meters (1493 Sq. feet)  
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 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.

**BUTLER & STAG**

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