



**BUTLER & STAG**

Harewood Hill | Epping  
| CM16

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*Recently decorated and well maintained semi-detached family house in a premier location with a large rear garden and impressive living/entertaining space.*

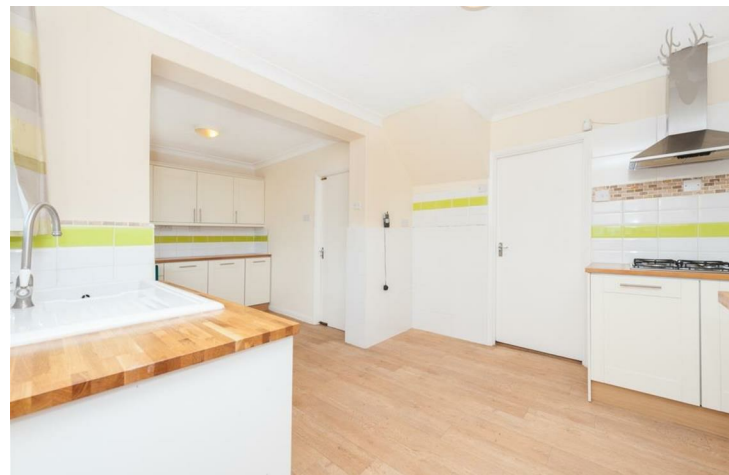
*This delightful character house has been well maintained and cared for by the current owners and is situated in the highly sought after village location of Theydon Bois.*

*Accommodation is arranged over two floors comprising through lounge, a generous kitchen/breakfast room that opens to the garden and a shower room. The first floor hosts five bedrooms, four of which are doubles, bathroom and separate WC. Further benefits include a garage suitable for secure parking or storage and loft space with potential to convert subject to the usual planning consents.*

*• Semi -Detached • Five Bedrooms • Chain Free • Central Village Location • Off Street Parking • Integral Garage*

*Asking Price £799,995 | Freehold*

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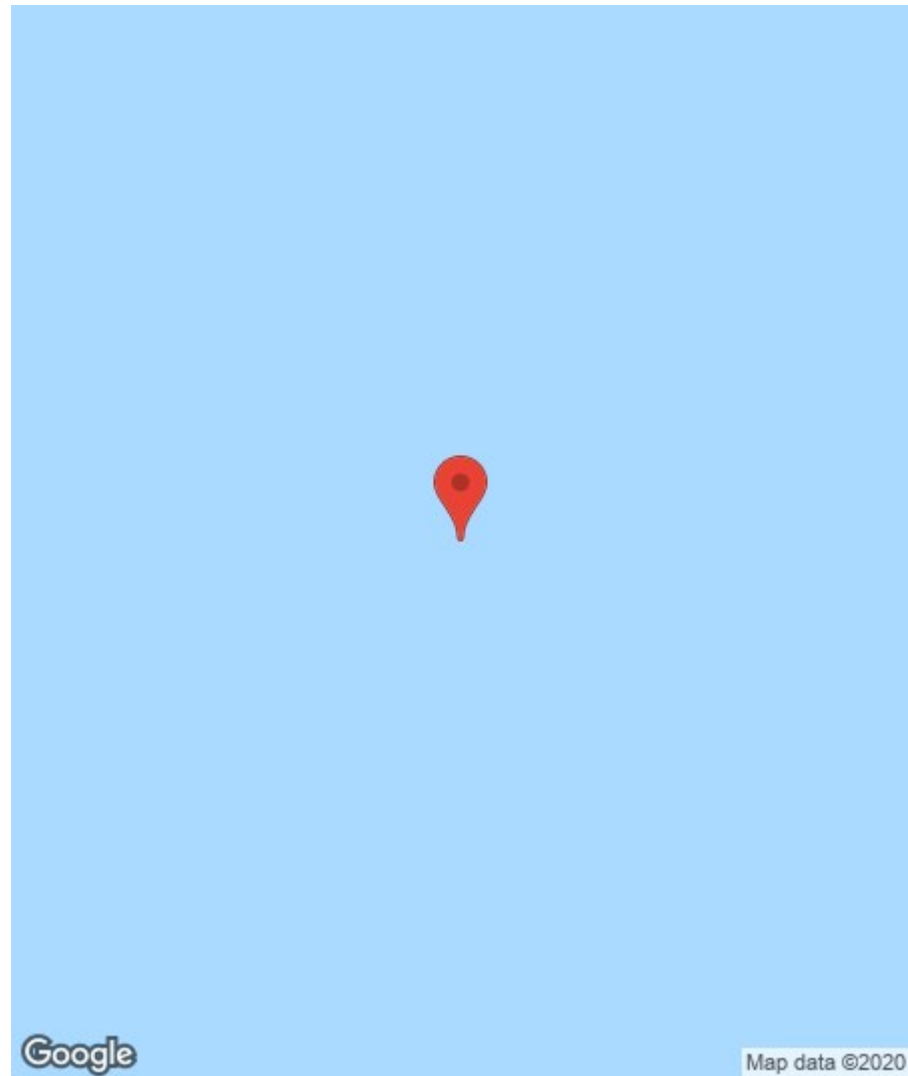




Harewood Hill, CM16



Total area: approx. 146 Sq. meters (1572 Sq. feet)  
For illustration purposes only - not to scale  
www.londonpropertyassessments.co.uk



# BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	