



Chapel Road, Epping, CM16

BUTLER  STAG



**A simply stunning Victorian semi-detached two bedroom home positioned in arguably one of Epping's most prestigious turnings offering easy access to both Epping's vibrant high street & central line station.**

## Freehold

- Victorian Semi Detached Two-Bedroom House
- Extended Open Plan Kitchen/Diner
- First Floor Bathroom
- Potential To Extend For Loft Extension STPP
- Walking Distance To Epping St Johns School
- Stunning Condition Throughout
- Formal Reception Room
- Circa 80 Ft South Facing Rear Garden
- Off-Street Parking & Side Access
- 0.8 Miles To Epping Central Line Station

This two-bedroom property is a perfect blend of period features and modern design, offering a spacious and inviting atmosphere throughout.

On the ground floor, you'll also find a formal reception room, perfect for more intimate gatherings or simply relaxing by the fire. This elegant room features another log burner, set within an original fireplace, creating a cosy retreat with plenty of period charm.

Upstairs, the first floor offers two generous double bedrooms, each thoughtfully designed with comfort and style in mind. The family bathroom is modern and well-appointed, offering a peaceful space to unwind.

The heart of the home is the stunning open-plan kitchen/diner, thoughtfully extended to create a bright and airy space ideal for both everyday living and entertaining. The kitchen boasts a sleek, modern design with a large island at its centre, perfect for casual dining or meal prep. Large sliding doors flood the space with natural light and open directly onto the garden, seamlessly connecting indoor and outdoor living. A highlight of the room is the exposed brick fireplace, featuring a cosy log burner that adds warmth and charm to this contemporary space.

The well-established south facing garden is maintained with a raised patio area and a neat lawn, with both sides stocked by flower and shrub borders that provide a good degree of seclusion.

Chapel 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.

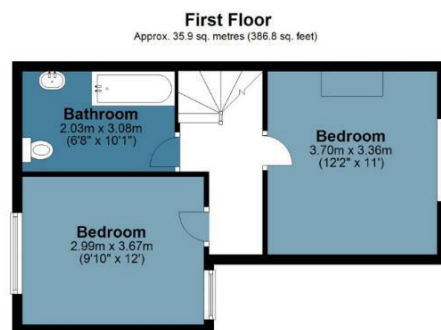




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Approx. Gross Internal Area 87.7 sq. metres 943.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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.

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