



Bower Hill, Epping, CM16

BUTLER & STAG



**£1,050,000-£1,100,000 Guide Price.**

**This beautifully presented detached family home offers a seamless blend of contemporary design and versatile living spaces, finished to an exceptional standard.**

**Freehold £1,050,000**

- Detached Family Home
- Spacious Open Plan Kitchen/Diner
- Study Room
- Off-Street Parking For Several Vehicles & Garage
- 0.4 Miles From Epping Central Line Station
- Four Double Bedrooms/Three Bathrooms
- Formal Reception Room
- Stunning 114ft South Facing Rear Garden
- Underfloor Heating In Kitchen/Diner & Living Room
- Easy Access To Epping Town Centre

Upon entering the property through a welcoming entrance porch, you are immediately drawn to the expansive open-plan kitchen and dining area. This space is the heart of the home, featuring a high-quality, fully fitted kitchen with integral appliances, a central kitchen island, and elegant granite worktops that complement the modern aesthetic. The kitchen effortlessly flows into the dining area, perfect for both family meals and entertaining. A set of bi-folding doors also allow free-flowing access onto the patio area.

The ground floor also includes a flexible study or playroom, a second reception room that could serve as a fourth bedroom, and an impressive family day room with a feature log burner. The day room again allows access onto the beautifully landscaped rear garden via a set of french opening doors, creating a harmonious indoor-outdoor living experience. A convenient ground-floor shower room completes the lower level.

Ascending the stairs to the first floor, you'll find three generously sized bedrooms. The luxurious master bedroom boasts a spacious walk-in wardrobe with ample storage, providing a private retreat within the home. The modern family bathroom is fitted to a high standard, offering a tranquil space to unwind, while an additional en-suite shower room to bedroom two which enhances the convenience of the upper floor.

Externally, the property is equally impressive. A large gravelled driveway at the front provides ample parking for several vehicles, bordered by mature shrubs that offer privacy and charm. The south facing rear garden, accessible via a garage store room, is a true outdoor oasis. A raised patio area, complete with sleek glass balustrades, overlooks the expansive lawn. Steps lead down to the formal lawns, where a garden path guides you through a picturesque wooden pergola to the rear of the plot, ideal for outdoor gatherings or quiet relaxation.

This superb family dwelling combines stylish, contemporary living with practical design, making it the perfect home for modern family life.





# Bower Hill

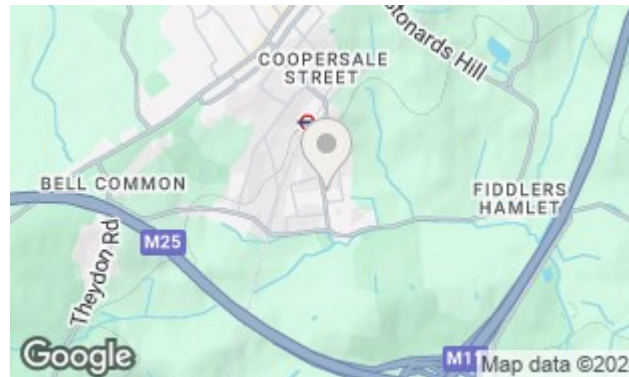
Approx. Gross Internal Area 174.1 sq. metres (1874.0 sq. feet)



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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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 84                      |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| 73  |                         |
| England & Wales                             | 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) A   |                         |
| (81-91) B   |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (39-54) E   |                         |
| (21-38) F   |                         |
| (1-20) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |



01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk

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.