



BUTLER & STAG

St. Johns Road | Epping
| CM16

An immaculately presented Three bedroom Victorian mid terraced family home in a premier location positioned off Epping High Street.

- *Victorian Mid Terraced Family Home* • *Three Bedrooms/Two Receptions* • *Kitchen/Dining Area* • *Two Bathrooms/Utility Room* • *South Facing Garden* • *Close to High Street Amenities & Tube Station*

Offers In Excess Of £625,000 | Freehold

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.

Accommodation is arranged over three floors the ground floor comprising a good size lounge with working fireplace and wooden flooring, a separate dining room that leads onto the modern kitchen/breakfast room with bi-folding doors, a utility room, and a family bathroom completes the ground floor.

The first floor has a landing leading to two good sized double bedrooms and a nursery/office room.

The second floor comprises of a large master bedroom with en-suite shower room and eaves storage.

The well-established and generous garden is well maintained with a patio area, neat lawn, with both sides well stocked by flower and shrub borders providing a good degree of seclusion.

St Johns 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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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) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		