



BUTLER  STAG

Bury Lane | Epping  
| CM16



---

*Beautifully presented two double bedroom Grade II listed barn conversion located in Creeds Farm Yard, just off of Bury Lane.*

*• Two Double Bedrooms • Modern Fitted Kitchen • Parking • Gas Central Heating • Available April • Barn Conversion*

*£2,000 PCM*

---

Internally, the ground floor of the property offers a spacious modern fitted kitchen with integrated appliances, lounge with french doors to the rear garden and downstairs bathroom.

On the second floor, there are two double bedrooms. One of the bedrooms benefits from fitted wardrobes and storage.

Externally the property benefits from a private rear garden that is mainly laid to lawn, with a small patio area and storage sheds.

Council Tax Band E









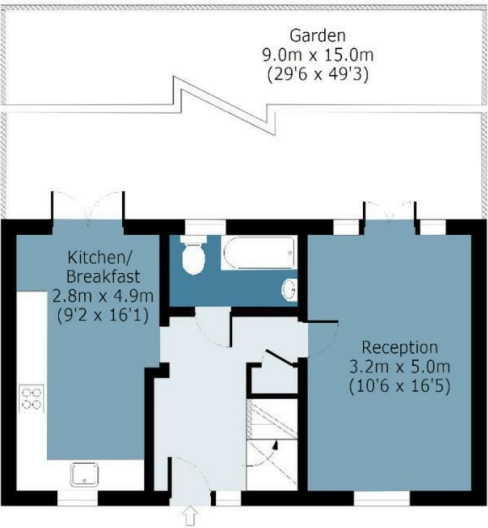
Bury Lane

Approx. Gross Internal Area 78 Sq M ( 840 Sq Ft )

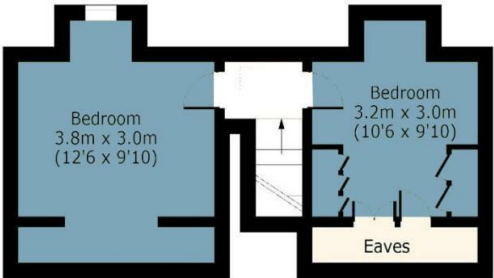
BUTLER & STAG



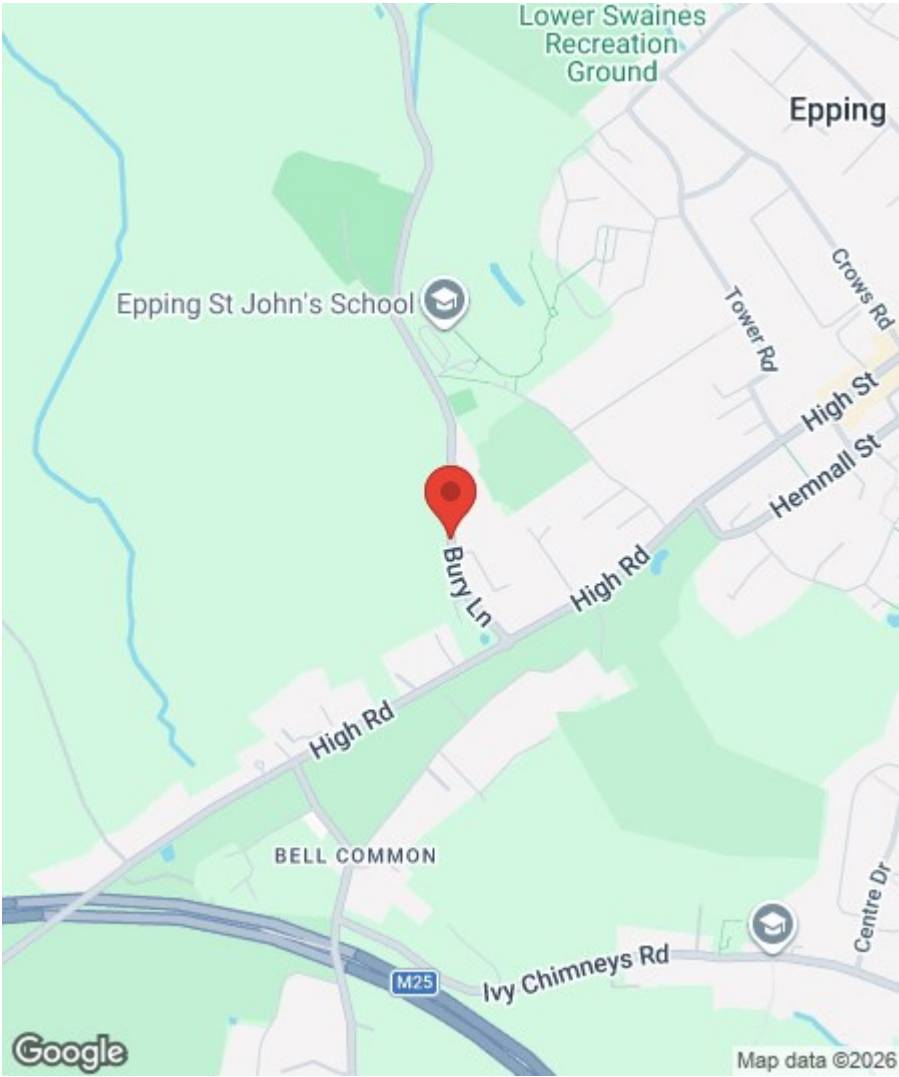
Ground Floor  
Approx. 45 Sq. meters (484 Sq. feet)



First Floor  
Approx. 33 Sq. meters (355 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.  
© @modephotok www.modephoto.co.uk



BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |  
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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 52                      | 82        |
| 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 |           |