



Chapel Road, Epping, CM16

BUTLER & STAG



**Guide Price £675,000-  
£700,000**

**This immaculately presented two bedroom Victorian family home is in a premier location positioned off Epping High Street.**



## Freehold

- Mid Terraced Family Home
- Two Receptions/Modern Kitchen/Breakfast Area
- Two Bedrooms/First Floor Family Bathroom
- Stunning Throughout
- Prime Central Epping Location
- Potential For Loft Extension

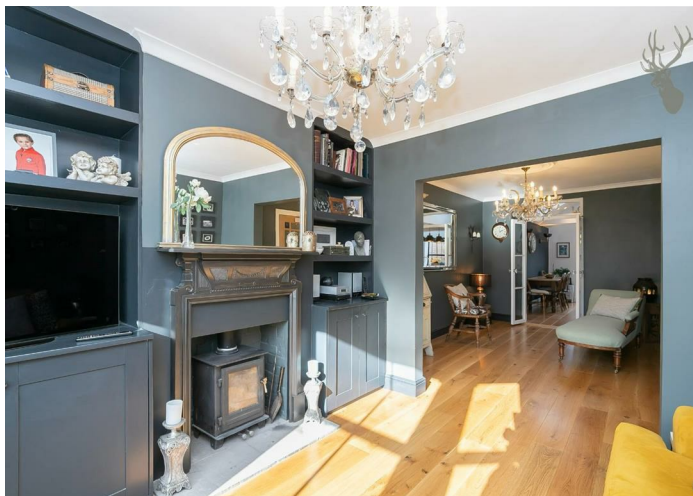
This delightful property has been well maintained and cared for by the current owners, suiting families who are looking for a spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over two floors. The ground floor comprises two good size reception rooms with a log burner and wooden flooring, a modern kitchen/breakfast room with bi-folding doors that lead onto the stunning north facing garden.

The first floor has a landing leading to two good sized double bedrooms and a family bathroom.

The well-established garden is maintained with a patio area and a neat lawn, with both sides well stocked by flower and shrub borders that provide a good degree of seclusion. The garden also benefits from a summer house/study with a storage shed.

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.

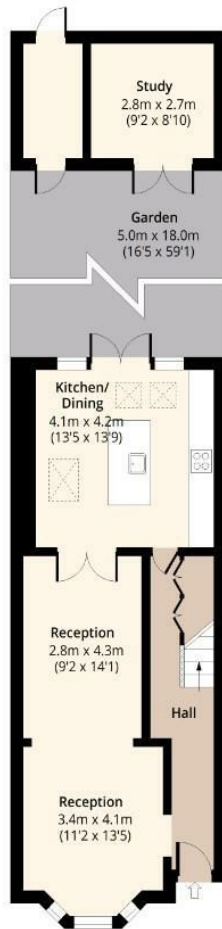




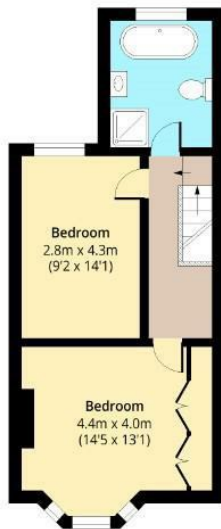
# Chapel Road



**Ground Floor**  
Approx. 54.44 Sq. meters (586 Sq. feet)



**First Floor**  
Approx. 44.22 Sq. meters (476 Sq. feet)



Total area: approx. 98.66 Sq. meters (1062 Sq. feet)  
For illustration purposes only - not to scale  
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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.