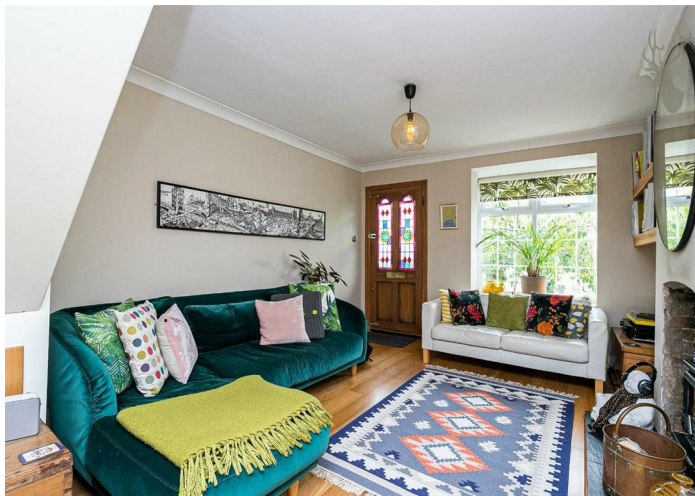




St. Johns Road, Epping, CM16

BUTLER & STAG



**Guide Price £600,000 -  
£625,000**  
**A stunning Three  
bedroom Victorian end of  
terraced family home in a  
premier location  
positioned off Epping High  
Street.**



## Freehold

- End Of Terrace Victorian Family Home
- Three Bedrooms/Large Receptions
- Modern Kitchen/Dining Room
- 70' Private Rear Garden
- Close to High Street Amenities & Tube Station

Accommodation is arranged over two floors, the ground floor comprising a large lounge/dining room with log burner and wooden flooring, a kitchen/breakfast room which has wonderful views over the rear garden, a family bathroom completes the ground floor.

The first floor has a landing leading to three good sized double bedrooms.

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 and is accessed through a side gate, from the from the property.

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.

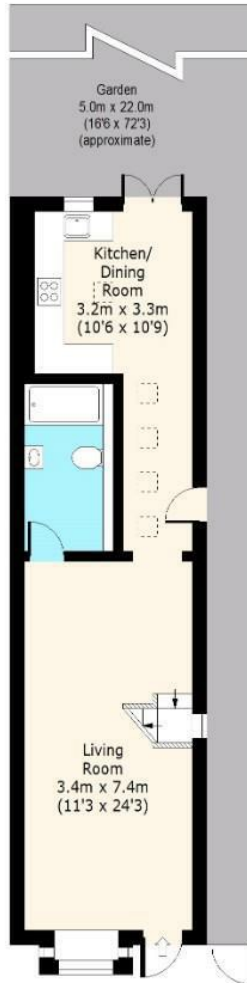


## St Johns Road



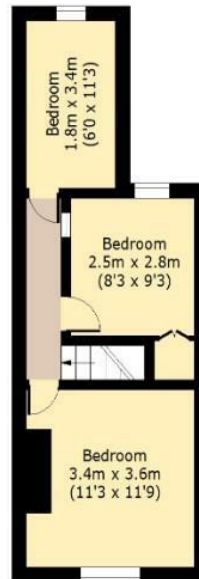
### Ground Floor

Approx. 50 Sq. meters (538 Sq. feet)



### First Floor

Approx. 32 Sq. meters (344 Sq. feet)



Total area: approx. 82 Sq. meters (882 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

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.

# BUTLER & STAG

☎ 01992 667666

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

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)