



Bury Road, Epping, CM16

BUTLER & STAG





An exceptional detached period house situated in one of Epping's most prestigious turnings, adjacent to the cricket and tennis clubs.

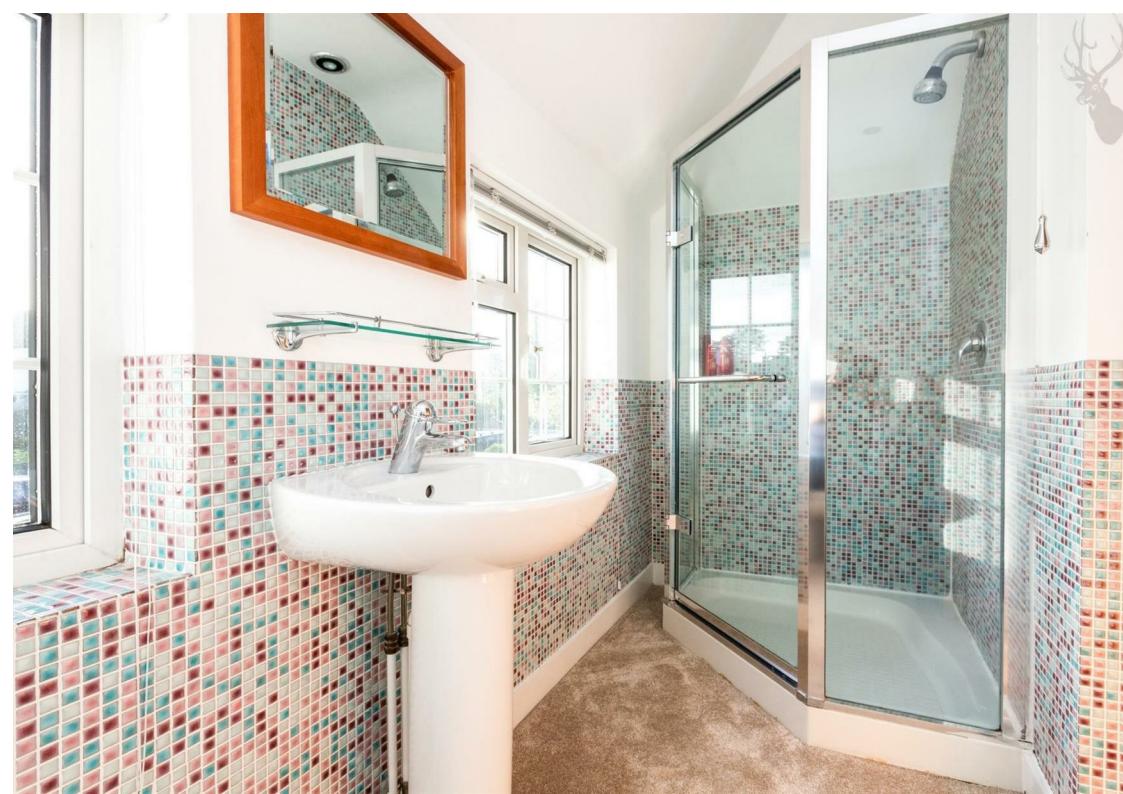
Spaciously arranged over three floors and spanning in excess of 2200 sq ft/ 200 sq metres, the property offers generous and well balanced accommodation comprising inviting entrance hall, boot room and guest cloakroom. The front living room is wonderfully bright and fitted with an integrated media system, the primary entertaining space is to the rear overlooking the south facing garden and includes a further living room along with dining area and raised kitchen, perfect for entertaining guests. The utility room offers separate access and an ideal entry point after muddy dog walks.



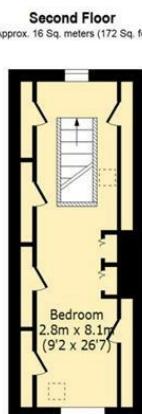
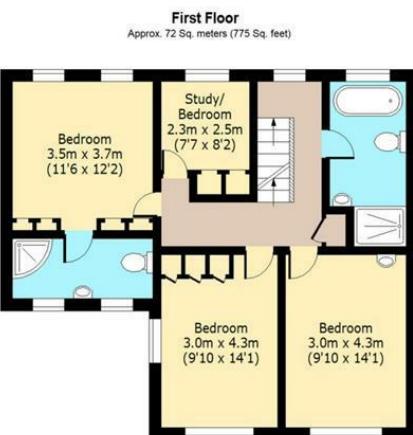
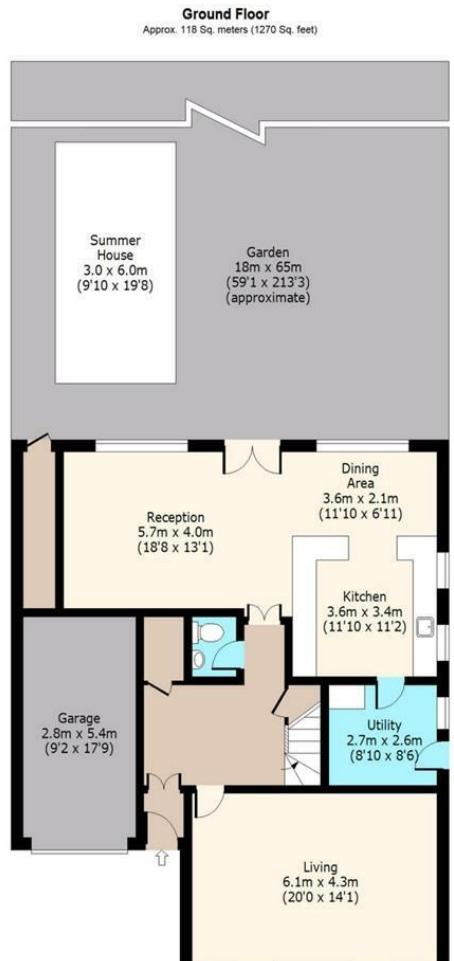
## Freehold

- Detached Family House
- Four/ Five Bedrooms & two Bathrooms
- Glorious South Facing Garden
- Desirable No-Through Road
- Close to Station & High Street Amenities
- Garage & Off Street Parking





Bury Road, CM16 5ET



Total area: approx. 206 Sq. meters (2217 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpplus.com](http://www.lpplus.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**

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