



St. Johns Road, Epping, CM16

BUTLER & STAG



**Guide Price £550,000 -  
£565,000 - CHAIN FREE**

**A stunning Two bedroom  
Victorian semi-detached  
family home in a premier  
location positioned off  
Epping High Street.**



## Freehold

- Semi-Detached Victorian Home
- Spacious Lounge/Dining Area
- Close to High Street Amenities & Tube Station
- Potential To Extend (loft conversion stpp)
- Two Bedrooms/Two Bathrooms
- Chain Free
- Modern Kitchen/Breakfast Area

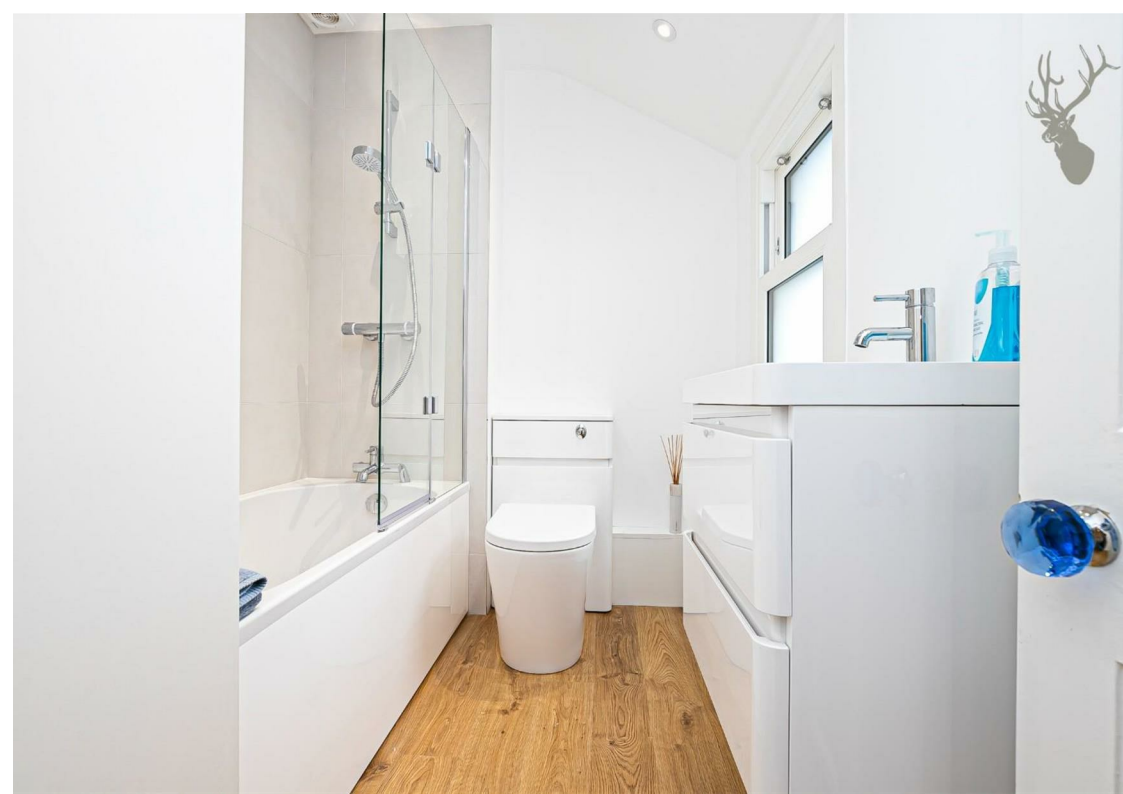
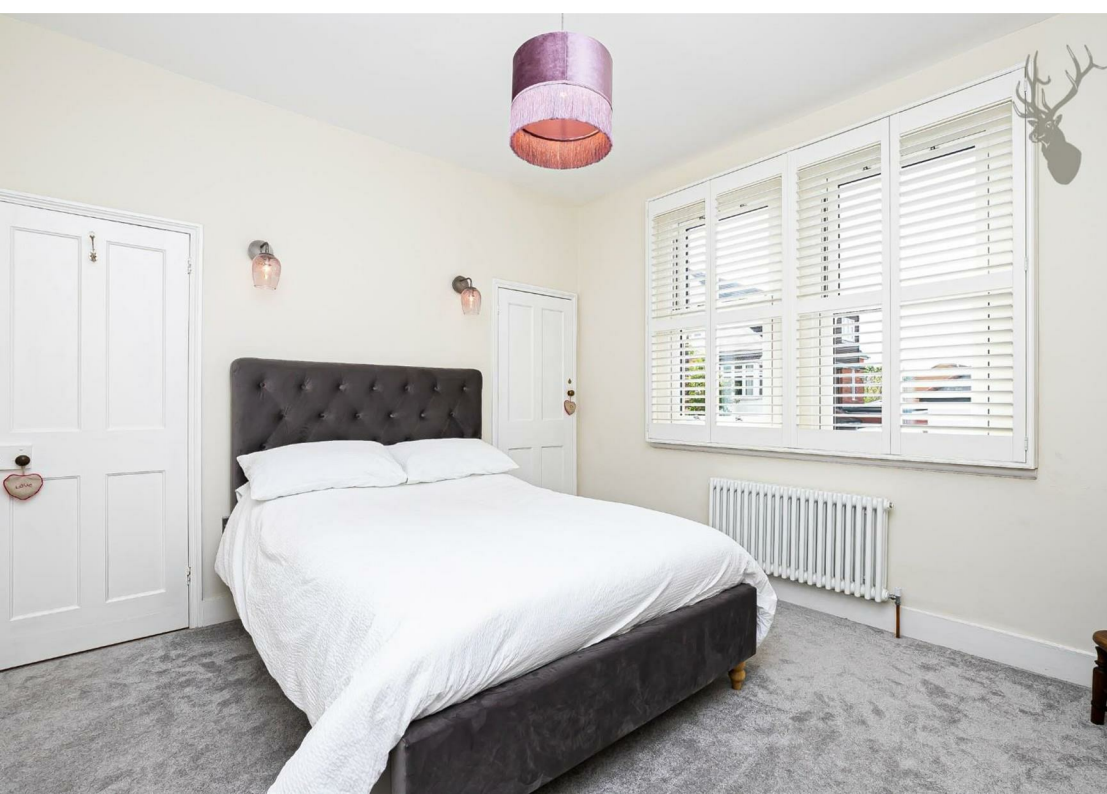
Accommodation is arranged over two floors, the ground floor comprising a large lounge/dining room, a kitchen/breakfast room which has access to the stunning rear garden, and a family bathroom completes the ground floor.

The first floor has two good sized bedrooms with the master having an en-suite.

The well-established and generous garden is well maintained with a patio area, neat lawn, with one side well stocked by flower and shrub borders providing a good degree of seclusion which is accessible via a side gate to 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.



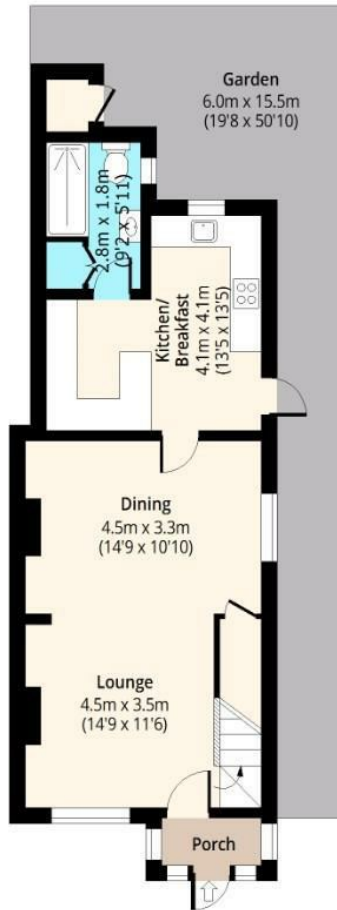


# St Johns Road, CM16



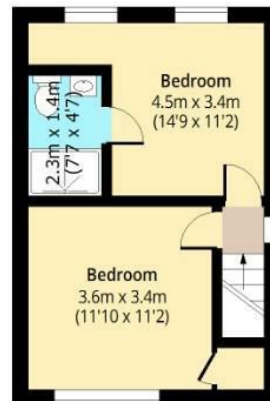
## Ground Floor

Approx. 54.70 Sq. meters (589 Sq. feet)



## First Floor

Approx. 31.50 Sq. meters (339 Sq. feet)



Total area: approx. 86.20 Sq. meters (928 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)