Lower Bury Lane, Epping, CM16

BUTLER & STAG

First impressions count and it doesn't get much better than this. A striking and architecturally remarkable detached family home of around 3,500 sq ft discreetly positioned on a private road in Epping.

Freehold

- Stunning Detached House
- Five/ Four Bedrooms & Three Bathrooms
- 3821 Sq Ft/ 355 Sqm
- Excellent Location
- Detached Garage
- Attractive Landscpaed Gardens
- Close to Tube & Amenities
- Extensive Living/ Entertaining Space

The entrance hall sets the tone for the quality of the home, with a double height ceiling allowing natural light to gleam through. With a guest cloakroom and second reception room, the hallway also features a staircase leading to the first floor.

The ground floor provides generous living space combined with modern day family conveniences. The spacious open-plan kitchen is the epicentre for modern living, creating a sociable space perfect for entertaining guests. The davenport kitchen boasts a central island with a ceramic hob, two seater counter and extensive storage. The kitchen also includes two separate ovens, dishwasher, coffee machine and American style double fridge freezer. A feature remote controlled fireplace adds luxury design to the room. The kitchen leads into a utility room, featuring a washing machine/tumble dryer and outside access. The main reception room is a generous 22' long and features a cosy remote-controlled gas fire and comfortable seating area. The second reception room which has a duel aspect is slightly smaller but the perfect living space. Accessed from the entrance hall is a spacious room, ideal for storage or a study. The kitchen, alongside two bedrooms are fitted with Sonos sound systems in the ceiling.

On the first floor you will find four double bedrooms. The master bedroom is over 27' long fitted with built in wardrobes and a stunning en-suite, featuring a separate shower, bath and his and hers basins. The second bedroom has been converted to resemble a separate suite with overlooking views of the garden and cricket field it is also accompanied by a large bathroom and has a walk-in wardrobe. The third bedroom is ideal for a young member of the family with built in wardrobes and an on-suite bathroom.

Externally, the house is accessible via a private road from Lower Bury Road and on arrival met with timber gates providing a real sense of privacy. The wide driveway

Lower Bury Lane

Ground Floor
Approx. 159 Sq. meters (1712 Sq. feet)

First Floor
Approx. 162 Sq. meters (1744 Sq. feet)

Total area: approx. (Including Garage) 355 Sq. meters (3821 Sq. feet)
Total area: approx. (Excluding Garage) 321 Sq. meters (3455 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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