



Heath Drive, Epping, CM16

BUTLER & STAG



**Guide Price £750,000-
£800,000**

A well-positioned three bedroom semi-detached house located on Heath drive, offers fantastic potential for someone who is looking to make a future home.



Freehold

- Semi Detached Home
- Three Bedrooms
- Two Receptions
- Off Street Parking/Garage
- CHAIN FREE
- South East Facing Garden

This three-bedroom semi-detached house offers excellent living accommodation with further potential to extend to side and rear (subject to planning permission) comprising a good size front lounge with a second separate dining/reception room with sliding doors that open onto the 90' rear garden, there is also access to the garden via the separate kitchen.

On the first floor, there are three bedrooms which are a generous size.

Externally, there is off-street parking to the front, with side access leading to the south-east facing substantial rear garden enjoying lawn, flower beds and mature shrubs.

This is an excellent opportunity for a family looking for a house within the village offering excellent scope to apply their own stamp. Offered chain-free,





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Approx. Gross Internal Area 1373 Sq Ft - 127.55 Sq M
Approx. Gross Storage Area 121 Sq Ft - 11.24 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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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.