



Bury Road, Epping, CM16

BUTLER  STAG





**Guide Price £1,000,000 -  
£1,100,000**

**A wonderful double fronted  
semi-detached family home  
occupying a prime position  
in a quiet no through road  
location close to Epping High  
Street.**



## Freehold

- Semi-Detached Family Home
- Five Bedrooms/Three Bathrooms
- Spacious Modern Kitchen/Family Area
- Stunning Throughout
- Off Street Parking/Garage
- Fully Refurbished

Accommodation is arranged over three floors spreading beyond 2000sq. ft. The property offers well-proportioned accommodation including a separate spacious living room, a high quality kitchen/family room which is perfect for entertaining, a utility room with access to the integrated garage and a downstairs cloakroom complete the ground floor.

The first floor provides four double bedrooms one of them having the benefit of an en-suite shower room and a family bathroom. The second floor you will find the fifth bedroom which can be used as the master also having the benefit of a shower room.

Externally, the east south facing landscaped rear garden which extends to 60ft and is predominantly laid to lawn with paved patio. To the front, the house is approached via a resin driveway providing off street parking and a garage.

Bury Road is a quiet cul-de-sac located a stones throw from the local cricket club and with several highly regarded schools nearby. The high street is popular for its village atmosphere and has a broad array of independent shops, cafes, restaurants as well as supermarkets. Epping Station (Central Line TFL 6) is nearby and takes just 38 mins to Liverpool Street Station.







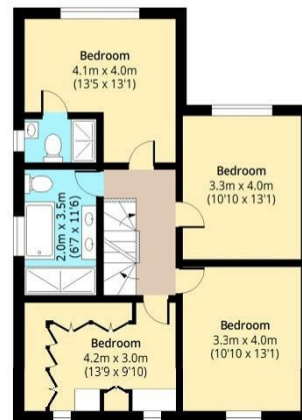
## Bury Road, CM16



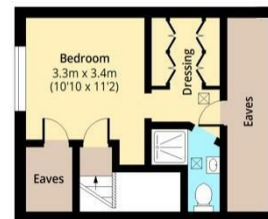
**Ground Floor**  
Approx. 106.65 Sq. meters (1148 Sq. feet)



**First Floor**  
Approx. 74.51 Sq. meters (802 Sq. feet)



**Second Floor**  
Approx. 22.95 Sq. meters (247 Sq. feet)



Total area(Including Garage): approx. 204.10 Sq. meters (2197 Sq. feet)  
Total area(Excluding Garage): approx. 186.45 Sq. meters (2007 Sq. feet)  
For illustration purposes only - not to scale  
[www.lapplus.com](http://www.lapplus.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)