Blenheim Square, Epping, CM16

BUTLER & STAG

Guide Price £500,000-£525,000 - Open Day Saturday 4th June By Appointment Only

Located in this desirable cul-de-sac modern development is this wonderful semi-detached, family town house in the heart of North Weald.

Freehold

- Four Bedroom Semi-Detached House
- Kitchen/Diner
- South Facing Rear Garden
- Master Bedroom With En-Suite & Dressing Room
- Separate Reception Room
- Garage & Off-Street Parking

Built in 2012 and arranged over three floors spanning 1127 sq ft, the internal living accommodation comprises of a spacious formal living room with patio doors offering views out onto the south facing rear garden, fully fitted kitchen/ dining room with a range of fully integrated appliances alongside a guest cloakroom that completes the ground floor.

All four bedrooms are spread over levels two & three of the property with three double bedrooms offered to the first floor which are also accompanied by a family bathroom. Of particular note is the stunning master suite on level two which holds an en-suite shower room plus a his/hers dressing room.

Externally, the south facing garden has a patio to the immediate rear leading onto a lawn area plus well established mature trees/shrubs offering a high level of privacy. A private rear access leads onto a single garage with power and lighting. Additional parking is also available to the front.

The property is situated on the popular Blenheim Mews development. The A414 and M11 are both within a short drive providing access across as well as up and down the county into major towns and London. Epping Central line station is only a 5.5 mile drive and Stanstead Airport is 17.3 miles. Local attractions and leisure are found at North Weald Airfield for flying enthusiasts and three very good golf courses at Blakes, Hobbs Croft and Epping are within easy reach. St Andrews Primary School in North Weald and Moreton Church of England School offer primary schooling nearby with secondary schools found at Passmores Academy in Harlow and Epping St Johns.

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Approx. Gross Internal Area 1127 Sq Ft - 104.70 Sq M

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Ground Floor

Floor Area 440 Sq Ft - 40.88 Sq M

First Floor

Floor Area 401 Sq Ft - 37.25 Sq M

Second Floor

Floor Area 286 Sq Ft - 26.57 Sq M

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.

Ipaplus.com

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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