Weald Hall Lane, Epping, CM16

BUTLER & STAG

## Guide Price £650,000 - 675,000

**A well-presented and deceptively spacious three-bedroom home offering approximately 1,356 sq. ft. of versatile living accommodation, complemented by a workshop and summer house.**

# Freehold

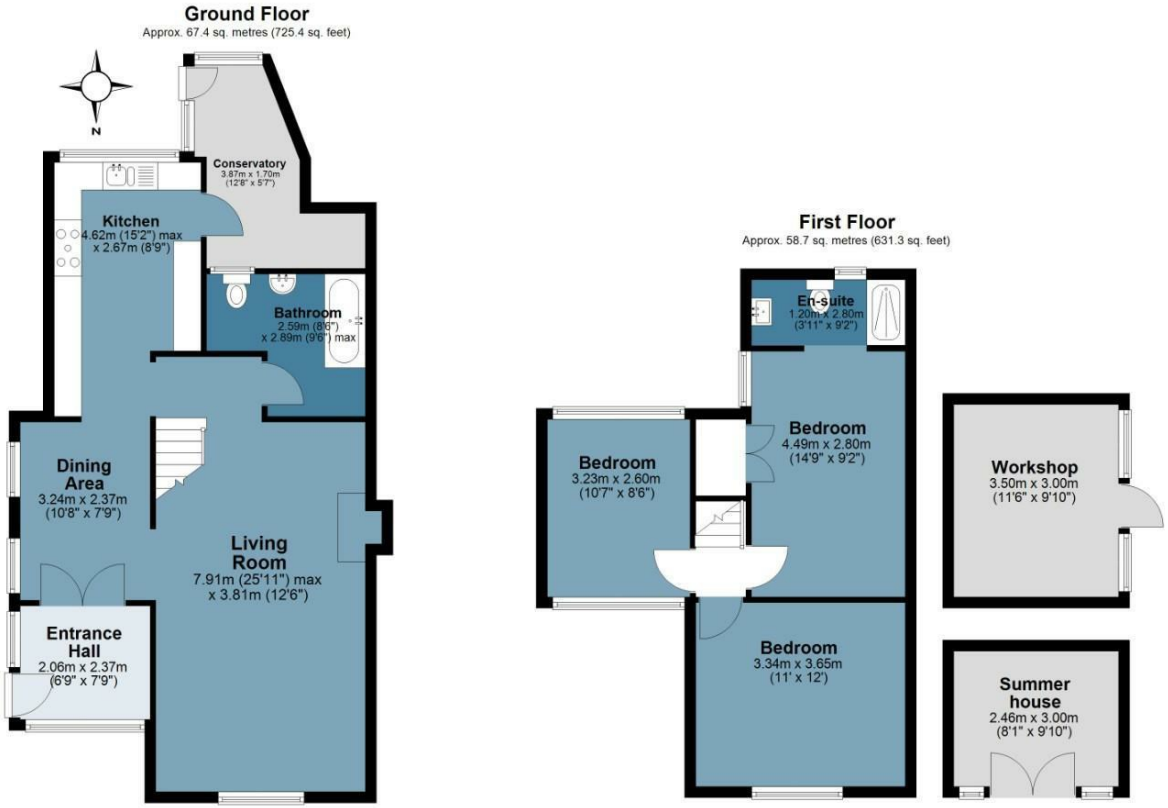
- End Of Terrace
- Three Bedrooms/Two Bathrooms
- Spanning Approx 1,350 sq ft
- En-Suite Bathroom to Master Bedroom
- Summer House and Workshop
- Prime Location

The ground floor features a welcoming entrance hall leading into a generous living room measuring over 25 feet in length, providing an excellent space for both relaxing and entertaining. A separate dining area sits adjacent, creating a natural flow through the main living space. The fitted kitchen offers ample worktop and storage space and leads through to a bright conservatory, ideal as a breakfast area or additional sitting space overlooking the garden. A ground floor bathroom completes the layout.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom below.

Externally, the property is further enhanced by a detached workshop, perfect for hobbies or storage, and a charming summer house, ideal for use as a home office, studio, or relaxation space.

This home offers flexible accommodation suited to a range of buyers, with generous room sizes and additional outbuildings providing excellent versatility.




Total area: approx. 126.0 sq. metres (1356.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Weald Hall Lane**

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.

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