



Bridge Hill, Epping, CM16

BUTLER & STAG



**Guide Price £700,000 - £725,000**

**Nestled along sought-after Bridge Hill, this sleek and refreshingly presented four bedroom home is ready to move straight into — yet still offers stacks of potential to add your own personal stamp. A wonderful blank canvas in a fantastic location, it's a place where new memories are waiting to be made.**



## Freehold

- Detached Family Home
- Four Bedrooms
- Spacious Kitchen/Dining Area

Step inside and you're greeted by fresh white interiors and beautifully cohesive living spaces designed to flex around your lifestyle. The ground floor features a stylish kitchen/breakfast room complete with sleek gloss cabinetry and integrated appliances — a contemporary and practical space at the heart of the home.

Overlooking the garden beyond, the generous lounge is a true social hub with ample room to dine, relax and entertain. Whether it's cosy evenings in or lively gatherings with friends, this is a space that adapts effortlessly. There's also a versatile home office offering excellent scope — ideal as a playroom, home gym, guest room or even a ground floor bedroom if required. A convenient WC completes the downstairs accommodation.

Upstairs, you'll find four well-proportioned bedrooms, one of which is currently styled as a superb dressing room. Thoughtful storage throughout ensures everything has its place. The spacious family bathroom is the real showstopper, featuring both a shower and a freestanding tub — perfect for energising mornings or indulgent evenings.

Outside, the low-maintenance garden offers a blend of lawn and patio areas, along with useful side access. Brimming with potential, it's ready to be transformed into your dream outdoor retreat.

Set within a thriving and welcoming community, Epping is a truly special place to call home. Just a short walk from the Central Line station and the vibrant high street filled with independent boutiques, shops and restaurants, everything you need is close at hand. With green spaces, charm and convenience in abundance, Bridge Hill is the perfect place to lay down roots.

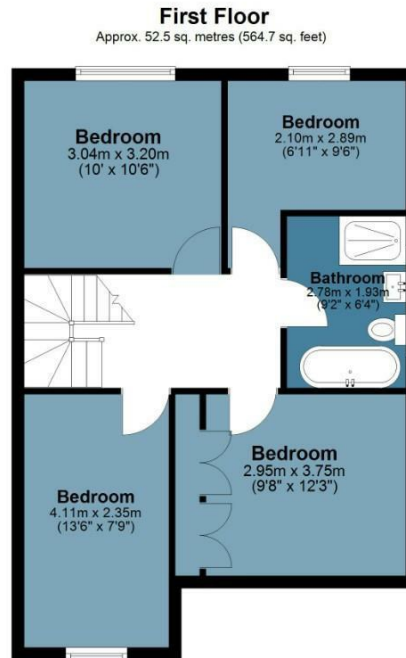
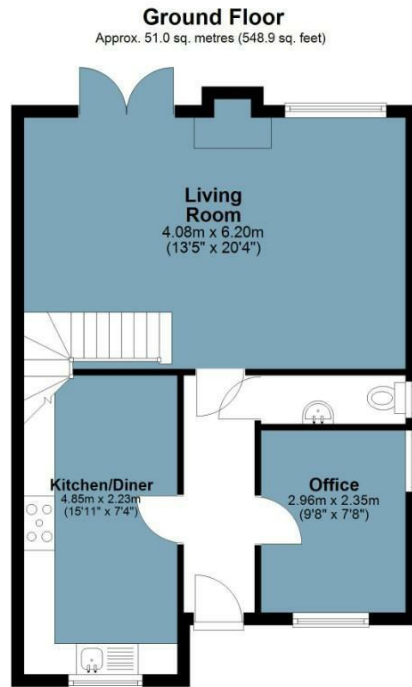




# Bridge Hill

Approx. Gross Internal Area 103.5 Sq M ( 1113.6 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.