



Park Side, Epping, CM16

BUTLER & STAG



**GUIDE PRICE - £850,000-£900,000**

**This delightful modern property was built about thirteen years ago by Charles Church and offers well planned accommodation arranged over three floors spanning close to 2400 sq ft, complemented by a landscaped and low maintenance rear garden as well as a garage and off street parking.**



## Freehold

- Modern Family House
- Secure Gated Development
- Garage & Off Street Parking
- Close to Amenities & Tube
- Five Bedrooms/ Three Bathrooms
- Landscaped Low Maintenance Garden
- Stunning Kitchen Diner
- Stylish Contemporary Interiors

The front door leads to the entrance hall with doors to the 23' living room and simply stunning kitchen/dining room. The newly appointed kitchen has a range of fitted units featuring an island, breakfast bar, marble worktops and integrated appliances including a full length wine cooler.

The extended dining room complements the overall entertaining space of the ground floor with two sets of bi-fold doors that bring the outside in and a roof lantern which draws in natural light.

Like the kitchen the living room has wood effect floor covering and double glazed French doors leading to the garden, there is also a utility room and guest cloakroom.

The first floor comprises of three bedrooms and two bathrooms, including the master suite complete with dressing area and en-suite shower room. Two further bedrooms are found on the top (second) floor along with a further shower featuring Jack & Jill doors.

The rear garden has been elegantly landscaped with two defined patio areas, the larger with pergola and feature rockery seating area the remainder being a well laid artificial lawn.

Park Side is a small gated development of seventeen properties situated within a short walk from Epping High Street which offers a comprehensive range of shops, bars and restaurants. Transport links into London are excellent with a central line tube station within 1 mile and easy access to M25 & M11.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients.







**Park Side,**

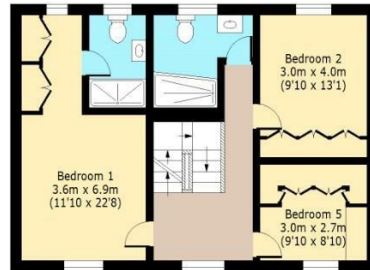
**Ground Floor**

Approx. 86 Sq. meters (924 Sq. feet)



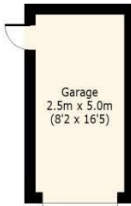
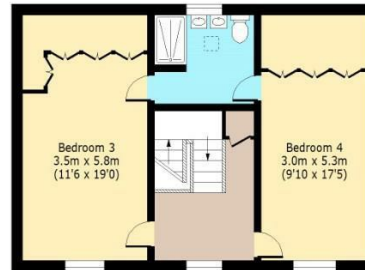
**First Floor**

Approx. 67 Sq. meters (720 Sq. feet)



**Second Floor**

Approx. 67 Sq. meters (720 Sq. feet)



Total area (Excluding Garage): approx. 220 Sq. meters (2364 Sq. feet)  
Total area (Including Garage): approx. 232 Sq. meters (2500 Sq. feet)  
For illustration purposes only - not to scale  
www.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.