



Chestnut Walk, Epping, CM16

BUTLER & STAG



**Guide Price £675,000 - £700,000**  
**A beautifully presented and perfectly positioned, four bedroom detached family home with a west facing aspect, set within the quiet village of Epping Green, which is closely located to Epping offering direct access to Epping central line station.**



## Freehold

- Detached Family Home
- Four Bedrooms/Two Bathrooms
- Modern Kitchen/Breakfast Area
- Integral Garage/Downstairs WC
- Off Street Parking
- Master With En-Suite

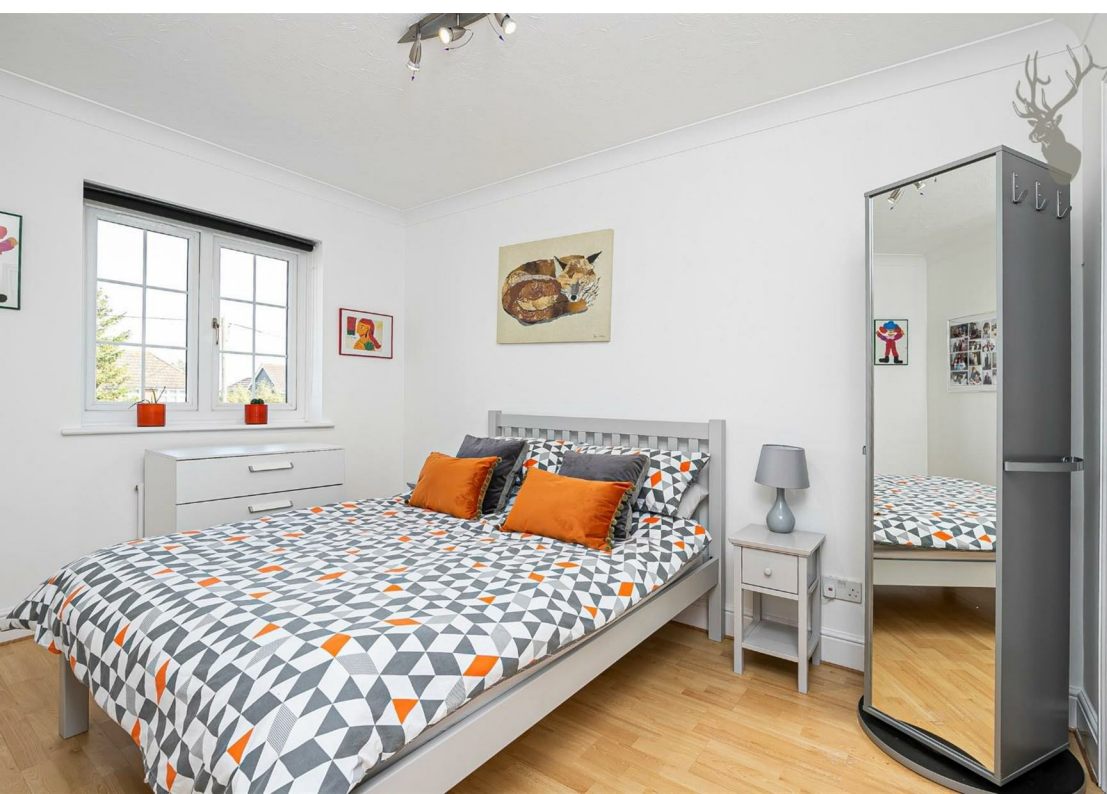
The ground floor provides generous living space combined with modern day family conveniences of a large 17' reception with views over the stunning rear garden, a separate dining room, a kitchen/breakfast room offering modern living creating a sociable space perfect for those coffees mornings. A utility room with side access, a spacious integral garage and a downstairs WC.

The first floor is light and airy and hosts four very good sized bedrooms along with the family bathroom. The master bedroom offers an en-suite and built in wardrobes can be found in three of the bedrooms also with good storage throughout.

Externally, to the front of the house is paved driveway offering off street parking for several cars with side access to the rear garden. The west facing rear garden measures approx. 32' x 68' and is beautifully manicured and mainly laid to lawn with well stocked borders providing complete seclusion.

Chestnut Walk is within close proximity of the historic market town of Epping with its High Street, Monday market and for commuters to the Central Line station for the City, Canary Wharf and West End. There are also a varied selection of nurseries, primary and secondary schools nearby.

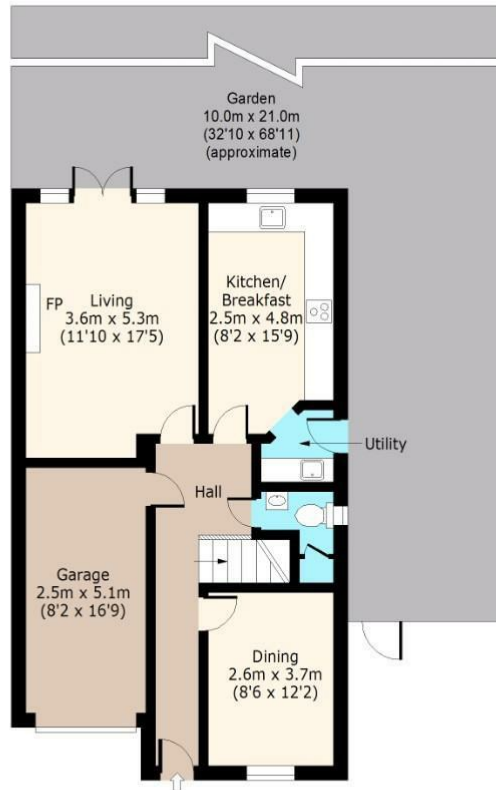




## Chestnut Walk

### Ground Floor

Approx. 72 Sq. meters (775 Sq. feet)



### First Floor

Approx. 75 Sq. meters (807 Sq. feet)



Total area: approx. 147 Sq. meters (1582 Sq. feet)  
For illustration purposes only - not to scale  
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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.