Garnon Mead, Epping, CM16

BUTLER & STAG

£350,000 - £375,000 Guide Price.

Situated in a picturesque cul-de-sac turning of Coopersale Common is this delightful two-bedroom mid terraced house only seconds walk to Epping Forest.

Freehold

- Two Bedroom Terraced House
- Stunning Kitchen
- 52 ft Rear Garden
- Separate Reception Room
- First Floor Bathroom
- Sought After Village Location

Accommodation comprises of a cosy living room with stripped wooden flooring and exposed beams running throughout, high specification kitchen with Bosch/Lamona fitted appliances.

Upstairs there are two double bedrooms with the master offering fitted wardrobes. The first floor is then completed with a family bathroom.

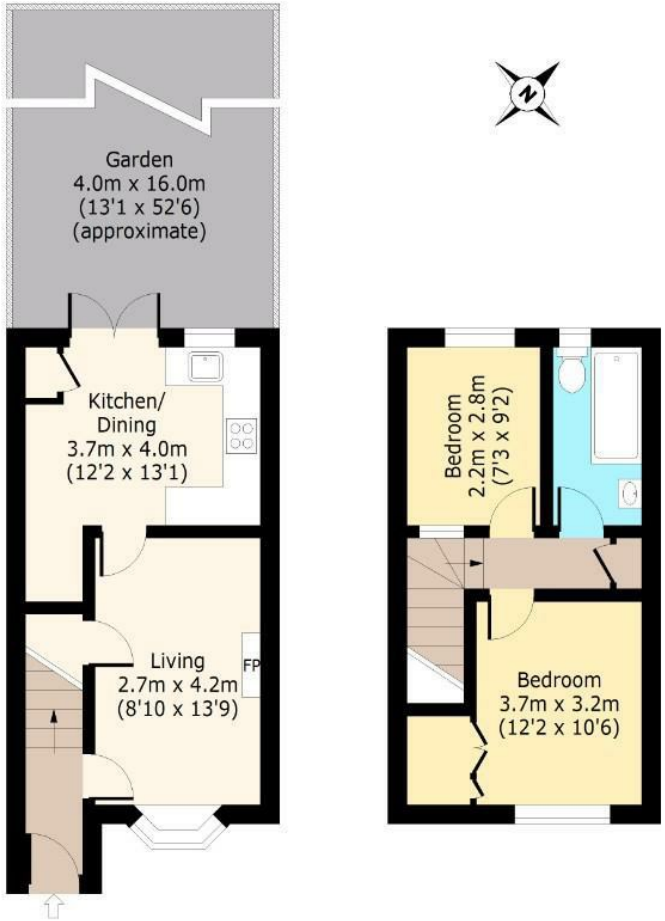
Externally there is a delightful west facing rear garden that's largely block paved and gated access to the bottom of the garden to the allocated parking space.

Despite its rural setting, Yeomans is very well positioned for easy access to the motorway network via the M25, which links with the M1 (for the north), and the M11. Epping Station is also within 1 away with London Underground (Central Line) trains to London Liverpool Street from 38 minutes and Canary Wharf from 43 minutes (Central and Jubilee Line). Epping is an historic market town, popular with commuters and those who seek to combine access to countryside with the convenience of excellent transport links and local facilities. The town centre offers a range of shops, bars and restaurants while there are charming country pubs in the surrounding villages. The local countryside provides lovely walks and bridle paths as does Epping Forest, which also offers angling, cycling and walking and running trails. Further leisure and relaxation opportunities include golf at Epping, Theydon Bois, Chigwell, North Weald, Toot Hill and Abridge, tennis and cricket at Epping and outdoor pursuits at the Lee Valley White Water Centre. There are many well-regarded schools in the area including Coopersale Hall and Oaklands at preparatory level and Chigwell School and Bancroft's senior schools. A little further afield boarding is available at Brentwood School, Harrow, Felsted and Bishop's Stortford College.

Garnon Mead,

Ground Floor
Approx. 28.06 Sq. meters (302 Sq. feet)

First Floor
Approx. 26.66 Sq. meters (287 Sq. feet)



Total area: approx. 54.72 Sq. meters (589 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 and 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 guide and should not be relied upon.

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