



**BUTLER & STAG**

St. Johns Road | Epping  
| CM16

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*Guide Price £700,000 - £725,000*

*An immaculately presented four bedroom Victorian semi detached family home in a premier location positioned off Epping High Street.*

- *Victorian Semi-Detached Family Home* • *Four Bedrooms/Two Bathrooms* • *Two Receptions* • *Close to High Street Amenities & Tube Station* • *Modern Kitchen/Breakfast Room* • *Summer House/Garden Room*

*Asking Price £700,000 | Freehold*

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This delightful property has been well maintained and cared for by the current owners, suiting families looking for spacious accommodation within a varied range of school catchment areas.

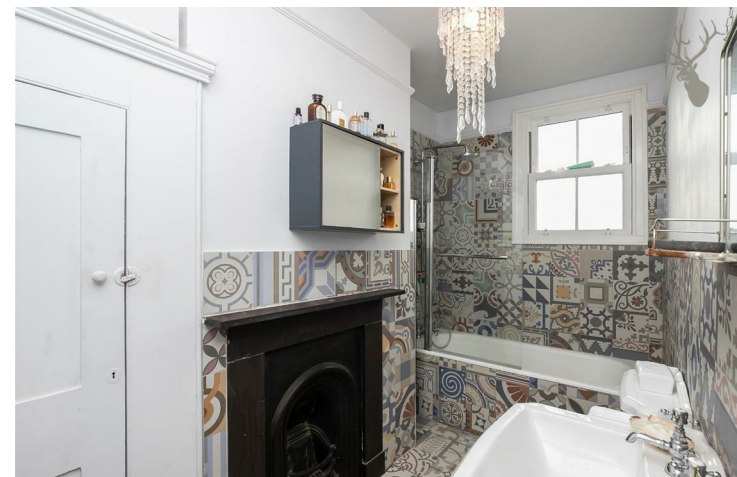
Accommodation is arranged over three floors the ground floor comprising a good size lounge with working fireplace and wooden flooring, a separate dining room that leads onto the modern kitchen with breakfast island and bi-folding doors.

The first floor hosts two light and airy bedrooms one being the master which again has original wooden flooring and a bay window, also with a family bathroom.

The second floor you will find two bedrooms with a jack and Jill bathroom, the rooms again have a abundance of light flowing through.

Externally, To the rear is a delightful garden which is well planted with vibrant colours, a lovely patio area with a path leading to a summer house.

St Johns Road is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.







# BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		