



Green Close, Epping, CM16

BUTLER & STAG



**Guide Price £450,000 -  
£475,000**

**A pleasantly positioned,  
three bedroom semi-  
detached property located  
in the sought-after village  
location of Epping Green.**



## Freehold

- Semi Detached Family Home
- Well Presented
- Downstairs WC
- Four Bedrooms/Two Bathrooms
- Spacious Living Area/Conservatory
- Detached Garage

With its traditional layout, Green Close comprises a family sized fitted kitchen on your right upon entrance which flows smoothly into the lounge which has an open and airy feel to it with doors leading onto the conservatory. The property also offers a handy downstairs W/C. The first-floor hosts three bedrooms and a family bathroom. The second floor, the master is a good size with shower and WC.

Externally there is a low maintenance, west facing rear garden with patio and decked area at the back of the garden, off-street parking and a detached garage.

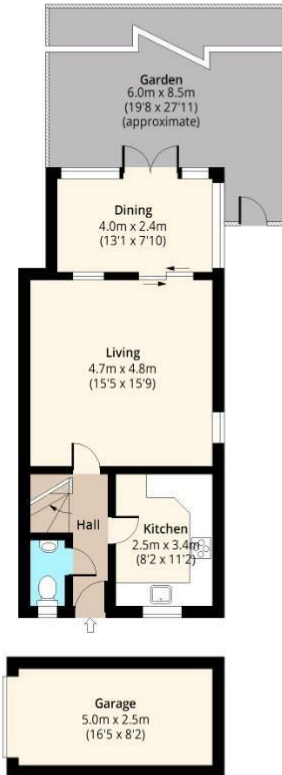
Green close is within close proximity of the historic market town of Epping with its High Street, Monday market and for commuters to the Central Line station for the City, Canary Wharf and West End. There are also a varied selection of nurseries, primary and secondary schools nearby.



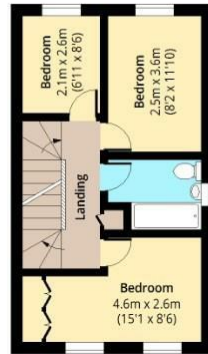


## Green Close, CM16

**Ground Floor**  
Approx. 49.89 Sq. meters (537 Sq. feet)



**First Floor**  
Approx. 38.65 Sq. meters (416 Sq. feet)



**Second Floor**  
Approx. 27.41 Sq. meters (295 Sq. feet)



Total area(Including Garage): approx. 128.48 Sq. meters (1383 Sq. feet)  
Total area(Excluding Garage): approx. 115.95 Sq. meters (1248 Sq. feet)  
For illustration purposes only - not to scale  
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# 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.

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