



BUTLER & STAG

High Road | Epping
| CM16

A brand new an outstanding detached four bedroom house built to an exceptional standard and occupying a commanding corner position of the high road in the picturesque and highly desirable village of North Weald.

- *Detached Family Home • Four Bedrooms/Two Bathroomss • Study/Play Room • Integral Garage/Utility Room • Underfloor Heating On The Ground Floor • Off Street Parking*

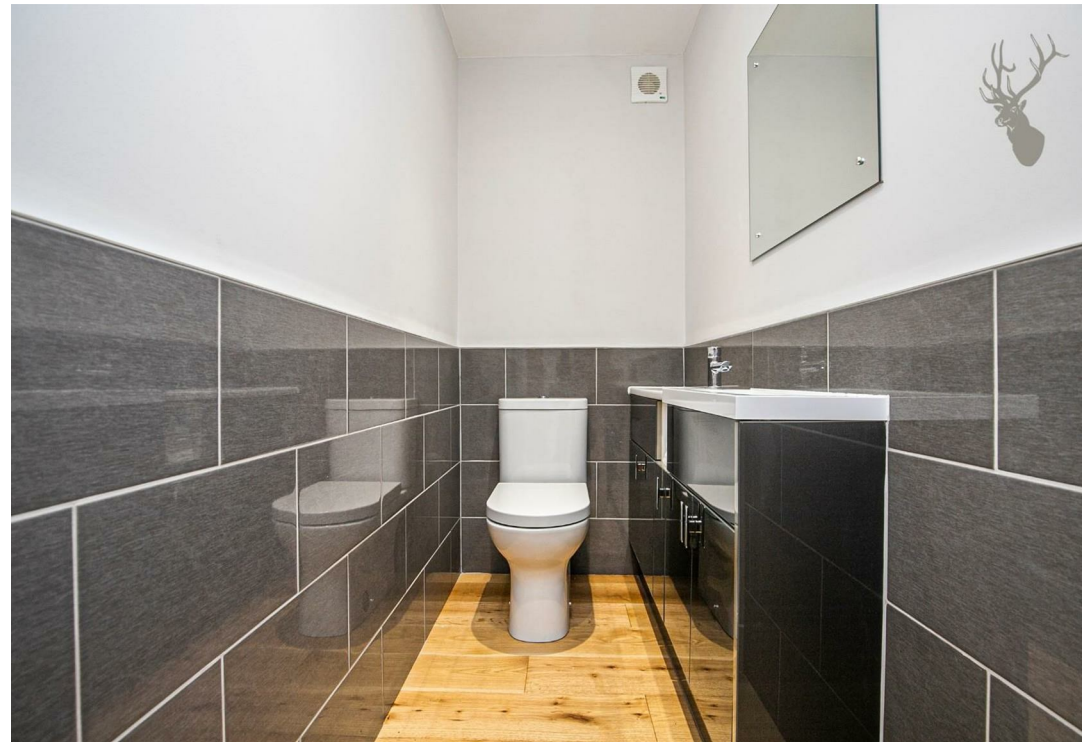
Asking Price £685,000 | Freehold

Boasting a well designed and energy efficient living accommodation arranged over two floors spanning just over 1700 sq ft comprising a large open plan kitchen/dining area with bi-folding doors that lead onto the stunning 80' rear garden, study/play room, a utility room, integral garage which can be used as a gym, downstairs WC,

The first floor has four bedrooms the master with en-suite with a family bathroom.

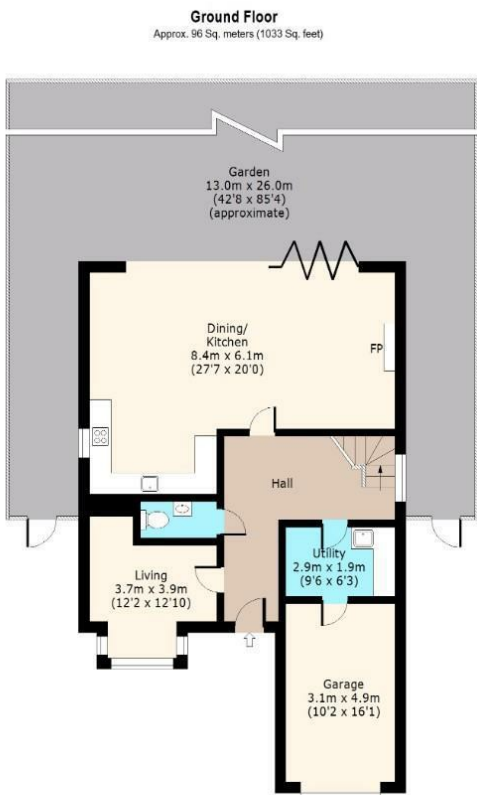
The property is situated on North Weald high road. The A414 and M11 are both within a short drive providing access across and up and down the county into major towns and London. Epping Central line station is only a 5.5 mile drive and Stanstead Airport is 17.3 miles. Local attractions and leisure are found at North Weald Airfield for flying enthusiasts and three very good golf courses at Blakes, Hobbs Croft and Epping are within easy reach. St Andrews Primary School in North Weald and Moreton Church of England School offer primary schooling nearby with secondary schools found at Passmores Academy in Harlow and Epping St Johns.



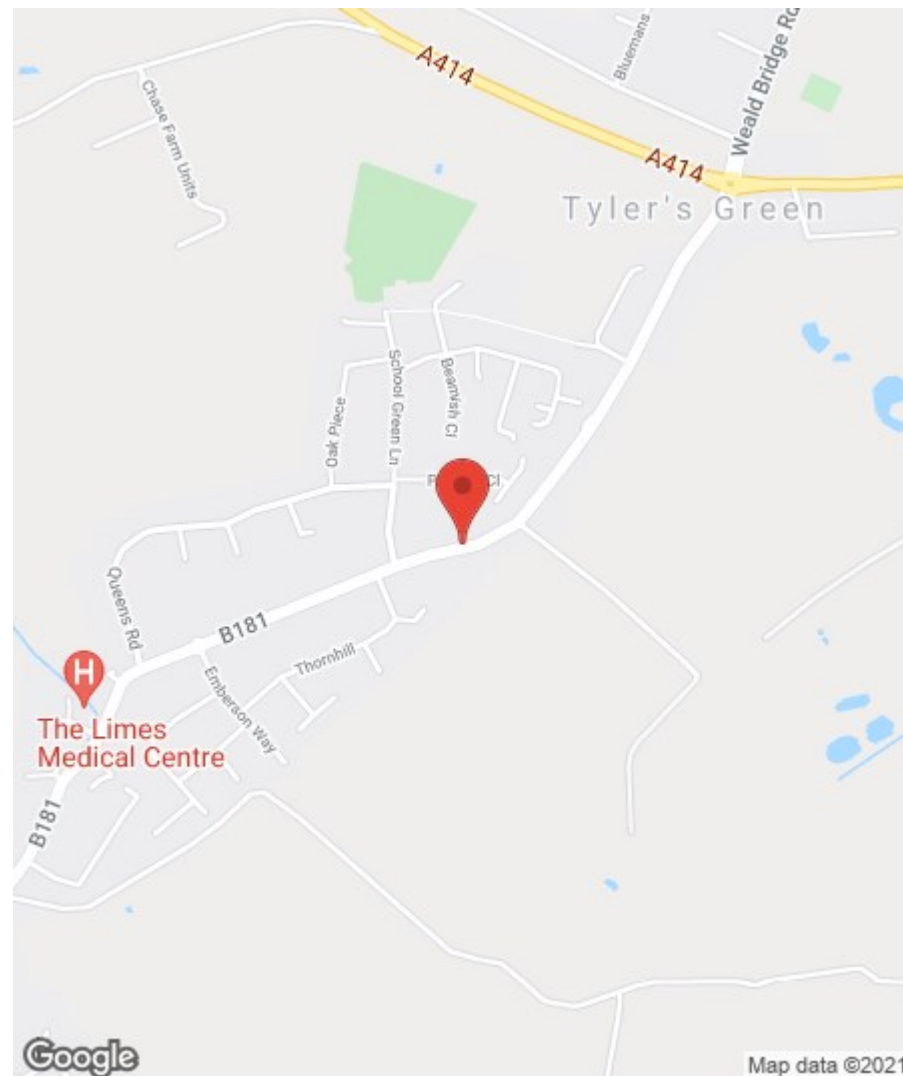




High Road,



Total area: approx. 168 Sq. meters (1808 Sq. feet)
For illustration purposes only - not to scale
www.ipaplus.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		