



Lower Bury Lane, Epping, CM16

BUTLER & STAG



**First impressions count and it doesn't get much better than this. A striking and architecturally remarkable detached family home of around 3,500 sq ft discreetly positioned on a private road in Epping.**



- Stunning Detached House
- 3821 Sq Ft/ 355 Sqm
- Detached Garage
- Close to Tube & Amenities
- Four Bedrooms & Four Bathrooms
- Excellent Location
- Attractive Landscaped Gardens
- Extensive Living/ Entertaining Space

The entrance hall sets the tone for the quality of the home, with a double height ceiling allowing natural light to gleam through. With a guest cloakroom and second reception room, the hallway also features a staircase leading to the first floor.

The ground floor provides generous living space combined with modern day family conveniences. The spacious kitchen is the epicentre for modern living, creating a sociable space perfect for entertaining guests. The davenport kitchen boasts a central island with a ceramic hob, two seater counter and extensive storage. The kitchen also includes two separate ovens, dishwasher, coffee machine and American style double fridge freezer. A feature remote controlled fireplace adds luxury design to the room. The kitchen leads into a utility room, featuring a washing machine/tumble dryer and outside access. The main reception room is a generous 22' long and features a cosy remote-controlled gas fire and comfortable seating area. The second reception room has been converted into a cinema room. Accessed from the entrance hall is a spacious room, ideal for storage or a study. The kitchen, alongside two bedrooms are fitted with Sonos sound systems in the ceiling.

On the first floor you will find four double bedrooms. The master bedroom is over 27' long fitted with built in wardrobes and a stunning en-suite, featuring a separate shower, bath and his and hers basins. The second bedroom has been converted to resemble a separate suite with overlooking views of the garden and cricket field it is also accompanied by a large bathroom and has a walk-in wardrobe. The third bedroom is ideal for a young member of the family with built in wardrobes and an on-suite bathroom.

Externally, the house is accessible via a private road from Lower Bury Road and on arrival met with timber gates providing a real sense of privacy. The wide driveway offers ample parking for numerous vehicles, along with a garage, large enough to





# The Paddocks

Approx. Gross Internal Area 318.9 Sq M ( 3433.1 Sq Ft )



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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