



Brook Road, Epping, CM16

BUTLER & STAG



**Guide Price £850,000 -  
£875,000**

**Nestled in the desirable area  
of Epping, this charming  
detached bungalow offers an  
idyllic retreat within easy  
reach of local amenities and  
natural beauty.**



## Freehold

- Detached Bungalow
- Well Presented Throughout
- Off Street Parking For Several Vehicles
- Three Bedrooms/Two Bathrooms
- Open Plan Kitchen/Dining Area
- CHAIN FREE

Boasting three well-proportioned bedrooms, the bungalow provides ample space for modern family living. Upon entering through the porch to the hallway, you're greeted by a welcoming reception room leading to three bedrooms, a separate utility room, a shower room, and a beautifully appointed bathroom, all showcasing contemporary design and quality finishes.

Relax in the inviting lounge complete with a striking feature fireplace, perfect for cozy evenings spent unwinding with loved ones. The heart of the home is the open-planned kitchen diner, with a double sided wood burner, seamlessly blending style and functionality to create a versatile space for dining and entertaining with a sitting area to the side,

Step outside to enjoy the south-east facing rear garden, bathed in sunlight throughout the day, providing a serene setting for outdoor relaxation and al fresco dining. Benefit from a driveway and carport to the front of the property, ensuring ample parking space for residents and guests.

Additionally, the property includes a versatile outbuilding, ideal for use as a home office, studio, or additional storage, catering to a variety of lifestyle needs.

This stunning detached bungalow offers a rare opportunity to enjoy modern living in a peaceful setting. With its stylish interiors, flexible living spaces, and convenient amenities, this property presents the perfect blend of comfort and sophistication. Don't miss out on the chance to make this your dream home.





# Brook Road

Approx. Gross Internal Area 167.3 sq. metres (1800.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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.