



Bury Road, Epping, CM16

BUTLER & STAG



Positioned on one of Epping's most prestigious roads, Butler & Stag are delighted to offer for sale this exquisite, detached family home. (Potential to extend, STPP)



Freehold

- Detached Family Home
- Three Bedrooms
- Planning Permission For Part Single, Part Double Storey Rear Extension,
- CHAIN FREE
- Garage
- 200' Rear Garden

Discover the allure of this captivating residence on Bury Road, boasting a wealth of character and promising limitless possibilities for those with a creative vision. As you arrive, the driveway welcomes you, and the moment you step inside, you're greeted by a warm and open hallway, setting the tone for a truly homely atmosphere.

To the left, the front sitting room with its elegant bay window and a charming feature fireplace offers versatility, currently serving as a bedroom. At the heart of the home, the lounge/diner, also graced by a feature fireplace, presents stunning views of the rear garden. To the right of the lounge, explore the potential of the utility and two separate storage rooms, with the exciting option to open up these spaces, perhaps extending to create a magnificent open-plan kitchen/family room - let your imagination run wild!

The well-appointed kitchen boasts fitted units and garden views, with an exterior door leading to a convenient outside WC and a practical boiler cupboard. Additional storage needs are effortlessly met with the garage, accessed from the front, thoughtfully divided into various storage and utility rooms.

Upstairs, a spacious landing guides you to three bedrooms and a family bathroom. The back double bedroom features a delightful sun terrace, a perfect retreat to savor morning coffee on balmy summer days.

Outside, the rear garden offers serenity and privacy, with lush green lawns and mature plantings. Hosting epic garden parties with family and friends has never been easier, and a generous out-building at the rear provides even more storage space.

The property also offers planning permission for a part single, part double storey rear extension, roof replacement to crown roof with rear dormer and side roof





Bury Road

Approx. Gross Internal Area 183.8 Sq M (1978.8 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.



☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

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.

www.butlerandstag.uk