



Epping Road, , EN9

BUTLER & STAG



This charming grade II listed detached house offers a wealth of historic features and has been beautifully finished throughout.



Freehold

- Detached Grade II Listed Family Home
- Two Receptions/Spacious Conservatory
- Oak Framed Cart Lodge/Off Street Parking
- Three Bedrooms/Two Bathrooms
- Modern Kitchen/Breakfast Area
- Stunning Garden

The accommodation boasts a wealth of features including exposed wooden beams, open fireplaces, stone flooring and country style kitchen.

The ground floor comprises a spacious reception hall and family room with stairs ascending to the first floor. There is an open plan living room and dining room with feature brick fireplace and wooden beams. There is a conservatory currently used as a dining space and a fully fitted kitchen breakfast room. There is a separate utility room and ground floor bathroom.

The first floor you will find three bedrooms, the master suite has a range of fitted wardrobes, dual aspect windows and a large en-suite bath and shower room. The second bedroom has independent stairs descending to the ground floor yet is also accessible to the third bedroom and the main landing.

It's a fabulous location, one that has a real countryside feel with lots of countryside walks, you can wander down to the local garden centre to buy fresh eggs and groceries or, to one of the array of cosy local pubs for an early evening G&T, but at the same time you can hop on the Central Line at Epping Underground station, or the mainline at Harlow, and be in the City centre in 30 to 40 minutes.

Council-Epping Forest
Tax Band-G





Epping Road, EN9

Approx. Gross Internal Area 1873 Sq Ft - 174.00 Sq M

BUTLER & STAG



Ground Floor

Floor Area 1079 Sq Ft - 100.24 Sq M



First Floor

Floor Area 794 Sq Ft - 73.76 Sq M

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.
lpaplus.com

BUTLER & STAG

☎ 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