



Church Hill, Epping, CM16

BUTLER  STAG





**An immaculately presented three bedroom family home in a premier location positioned off Epping High Street.**



## Freehold

- Mid Terraced Family Home
- Stunning Throughout
- Underfloor Heating In Two of the Bathrooms
- Downstairs WC
- Three Bedrooms/Three Bathrooms
- Spacious Modern Kitchen/Dining Room
- Off Street Parking
- CHAIN FREE

This delightful property has been well maintained and cared for by the current owners, suiting families looking for spacious accommodation within a varied range of school catchment areas.

Accommodation is arranged over three floors with the ground floor comprising a good size lounge with a working fireplace and wooden flooring, a spacious modern kitchen/breakfast with underfloor heating and doors that lead onto a summer room perfect for those summer evenings.

The first floor has a landing leading to two bedrooms, the master bedroom has the benefit of an en-suite and also you will find the family bathroom.

The second floor comprises a good size bedroom with the benefit of a shower room.

Externally, the garden is well maintained with a decked area, a neat lawn, with both sides well stocked by small trees providing a good degree of seclusion. Off-street parking for two/three vehicles.

Church Hill is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.









## Church Hill

Approx. Gross Internal Area 137.9 Sq M ( 1484.6 Sq Ft )

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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.

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.

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