

Daniel  
Frank







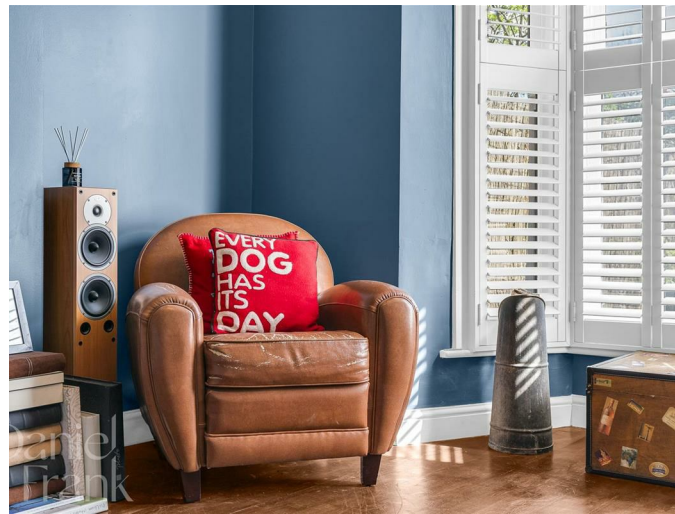
## 20 Bower Hill Epping, CM16 7AD

This stunning three-bedroom Victorian house, located just moments from Epping Central Line Station, is a true gem. Retaining much of its original character, the property boasts high ceilings, sash windows, and exquisite period details throughout, offering a warm and welcoming atmosphere.

Upon entering, you're greeted by a bright hallway leading to the front living room. The room is bathed in natural light, featuring a beautiful feature fireplace and classic shutters that enhance the period charm. A convenient downstairs toilet is also located off the hallway. To the rear of the property is a further reception room, which combines a relaxing sitting area with a dedicated dining space. This room also offers easy access to the garden, perfect for family gatherings and entertaining. The modern kitchen is equipped with integrated appliances and bi-folding doors that open directly to the garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises two generous double bedrooms, each with plenty of natural light. The third bedroom, a smaller room, offers flexibility as a guest room, home office, or nursery. A four-piece family bathroom, featuring both a bathtub and separate shower, completes the upper level.

**Tenure** Freehold  
**Council** Epping Forest

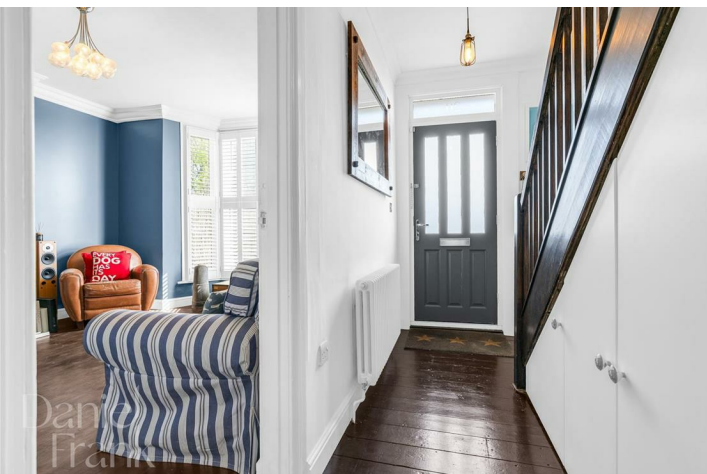






Externally, this property truly shines. The low-maintenance garden is a lovely space, featuring a tiled patio area just outside the bi-folding doors - ideal for al fresco dining and summer entertaining. At the bottom of the garden, you'll find a second tiled patio area, providing additional space for relaxation or hosting guests. The garden also includes a well-maintained grassed area, adding to its appeal.

At the rear of the property, there is a single garage, offering convenient storage or parking. In addition, off-street parking is available for two cars at the front of the house, ensuring ample space for your vehicles.





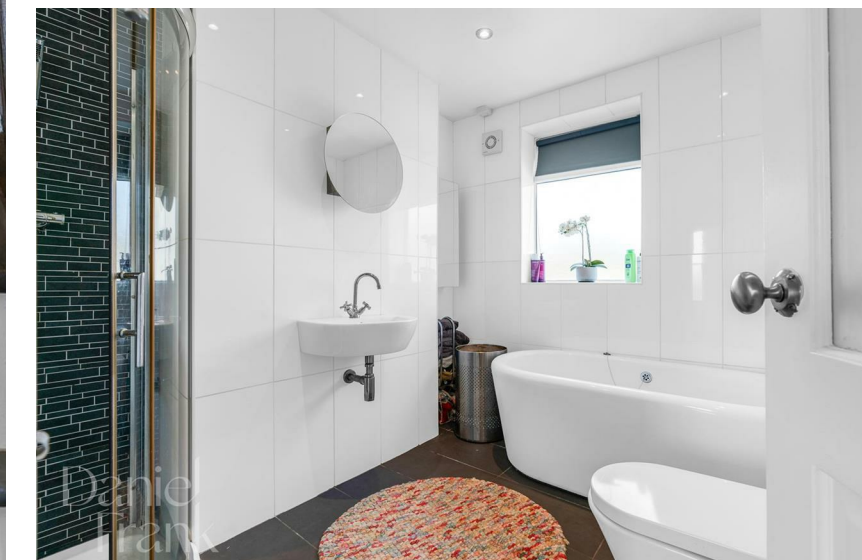


Your Next Chapter









Your Next Chapter





Situated just a two-minute walk from Epping Central Line Station, this property provides excellent access to central London, with both The City and West End within easy reach. The area also offers an abundance of outdoor activities, with Epping Forest and open countryside nearby for biking, running, or leisurely strolls. Epping High Street is within close proximity, offering a wide range of amenities, including restaurants, cafes, boutiques, and both Tesco and M&S supermarkets. The property is offered with a chain-free sale and is also close to excellent local schools, both private and public, for primary and secondary education.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

