



5 Bury Road, Epping  
Epping

Guide Price £1,500,000



## 5 Bury Road

Epping

Guide Price £1,500,000 - £1,600,000. Located on the highly regarded Bury Road, this impressive and substantial family home offers approximately 219.8 sq. metres (2,365.7 sq. ft.) of versatile accommodation arranged over three well-planned floors.

- Four Double Bedrooms/Three Bathrooms
- 2365 Sq. ft Of Accommodation Space
- 0.5 Miles To Epping Central Line Station
- Garage & Off Street Parking
- Glorious South Facing Garden
- Play Room/Study Room & Separate Utility Room
- Stunning Detached Family Home
- Spacious Kitchen/Lounge/Dining Area
- Desirable No-Through Road
- Separate Formal Reception Room



Designed with modern family living in mind, the property combines generous living spaces, multiple bedrooms, and excellent flexibility throughout.

The ground floor is centred around a superb open-plan reception/kitchen/dining room, measuring over 31 feet in length and forming the heart of the home. This expansive space is ideal for everyday family life as well as entertaining, with direct access to the rear garden, creating a seamless indoor-outdoor connection. Complementing this area is a separate living room, offering a more relaxed and private space to unwind. Additional ground floor highlights include a playroom/home office, utility room, WC, useful storage, entrance hall, and integral garage, providing excellent practicality for modern living.

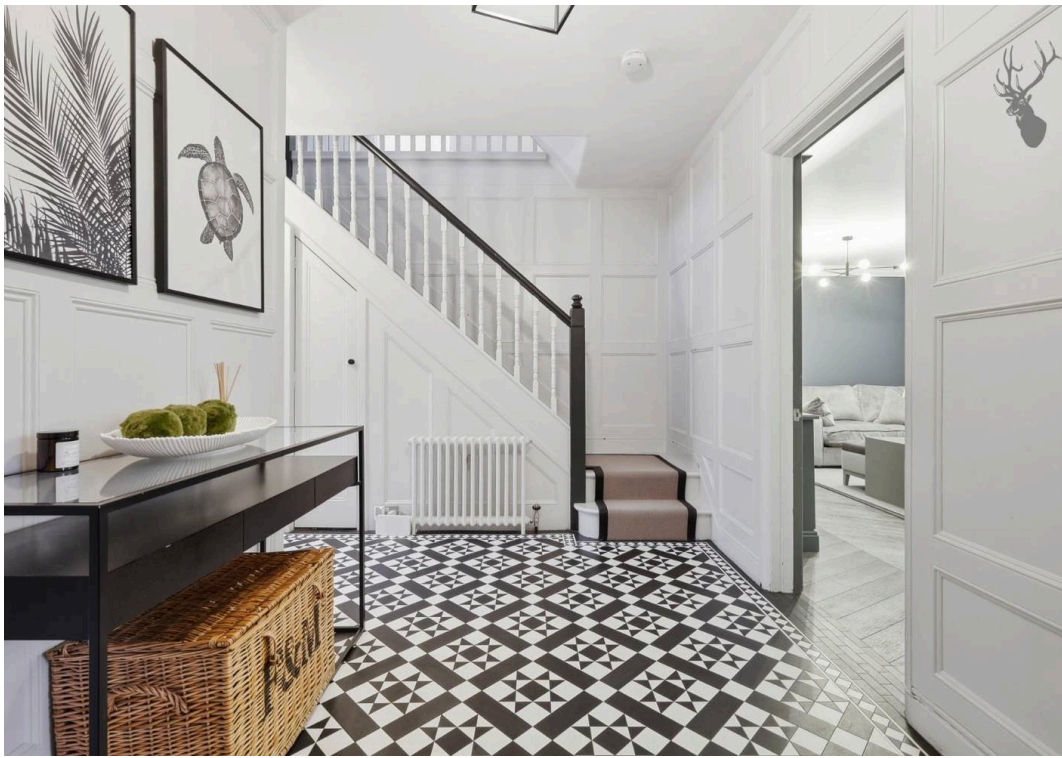
Upstairs on the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite, while the remaining bedrooms are served by a stylish family bathroom. The layout ensures comfortable accommodation for family members and guests alike.

The second floor adds further flexibility, featuring an additional bedroom with its own en-suite, making it ideal for older children, guests, or use as a private home office or studio space. Eaves storage and a central landing complete this level.

Externally, the property enjoys a generous rear garden, providing ample space for outdoor dining, play, and relaxation. The frontage benefits from access to the garage and off-street parking (subject to confirmation).

Overall, this exceptional home offers spacious, adaptable accommodation in a sought-after location and would be perfectly suited to growing families or buyers seeking a high-quality property

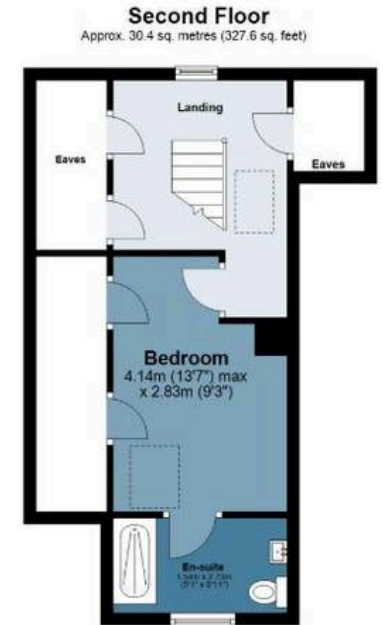






# Bury Road

Approx. Gross Internal Area 219.8 sq. metres (2365.7 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

# FROM EAST LONDON ENERGY TO WEST ESSEX EASE

## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON   STRATFORD   SOUTH WOODFORD   BUCKHURST HILL   LOUGHTON   EPPING   BEYOND

# Like what you see? Let's talk

Book your **FREE** valuation now



01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

[butlerandstag.uk](https://www.butlerandstag.uk)

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.

BUTLER & STAG

