



Tower Road, Epping, CM16

BUTLER & STAG



**Guide Price £750,000 -
£775,000**

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



Freehold

- Detached Family Home
- Three Bedrooms/One Bathroom
- Modern Kitchen/Dining Room
- Spacious Lounge/Play Room
- Downstairs WC/Utility Room
- Off Street Parking

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 two floors. The ground floor comprising a good size lounge, a modern kitchen/breakfast room, playroom and a handy utility room.

The first-floor hosts three spacious bedrooms, all of which are doubles and a family bathroom. There is potential for a rear extension and loft conversion subject to the usual planning consents and would increase floor space.

Externally, the house is approached by a paved drive offering off street parking for three vehicles. To the rear is a delightful secluded south east facing garden which has a lovely patio area with a path leading to a summer house perfect for summer entertaining.

Tower road 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.





Tower Road

Ground Floor

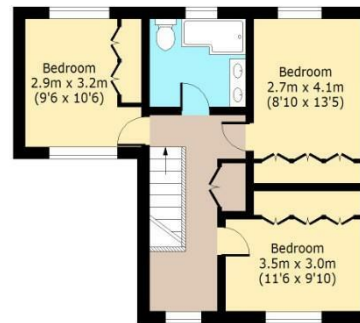
Approx. 54.99 Sq. meters (592 Sq. feet)



Total area: approx. 103.60 Sq. meters (1115 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

First Floor

Approx. 48.61 Sq. meters (523 Sq. feet)



BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

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.