

Stevenette



Buttercross Lane  
Epping, Essex, CM16 5AA

Offers in excess of £700,000

# PROPERTY FEATURES

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- Timber Double Glazing
- Bi-fold Doors to Garden
- 20'+ Day Kitchen
- 10 Year Guarantee
- Southwest-Facing Garden
- 2 Allocated Parking Spaces

## FULL DESCRIPTION

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Offering style, quality, individuality and in a superb location in the heart of the town, this **BRAND NEW** middle-terrace house offers 3 bedroom accommodation of around 1300 sq.ft. Situated in the Epping Conservation Area and just a stone's throw away from Epping's vibrant High Street with its wide range of shops, cafes and restaurants as well as the Central Line Underground Station, the house offers stylish and contemporary design. This includes a large open-plan kitchen and day room, modern bathroom, plenty of storage and a high specification of fixtures and fittings.

Designed by professional architects and engineers to create spacious and luxurious accommodation, the property has all the benefits of energy efficient living with, to the rear, a southwest-facing garden and two allocated spaces in a gated area (including an EV charging point).

NB Internal photos depict a different property of the same (though mirrored) design and details may vary.

### LOCATION

Buttercross Lane is a no-through-road that leads directly off the High Street yet is a quiet lane and a 'hidden gem' hosting a variety of attractive homes from different periods. A level walk from the High Street, it is ideally placed for all of the local amenities including Marks and Spencers Food, Tesco, the banks, pharmacies and Epping's broad range of restaurants and cafes.





## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

14' 7" x 10' 3" (4.44m x 3.12m)

### OPEN PLAN DAY ROOM & KITCHEN

20' 6" max x 17' 2" (6.25m x 5.23m)

### UTILITY ROOM

9' 2" x 6' 4" (2.79m x 1.93m)

### WC

## FIRST FLOOR

### LANDING

### BEDROOM 1

11' 9" x 11' 9" (3.58m x 3.58m)

### EN-SUITE SHOWER & WC

### BEDROOM 2

13' 9" x 8' 10" (4.19m x 2.69m)

### BEDROOM 3

9' 8" x 7' 10" (2.95m x 2.39m)

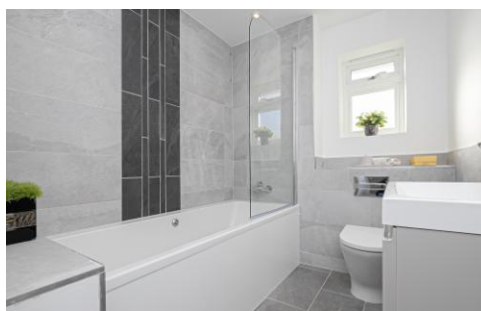
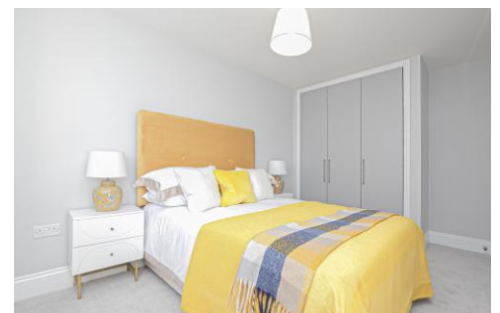
### BATHROOM & WC

10' 1" x 6' 3" (3.07m x 1.91m)

## EXTERIOR

The house is approached over a stone-paved pathway bordered by lawn with planted borders. The rear garden is laid to lawn with a shed and stone-paved terrace. A gate opens to the parking area (enclosed from the lane by electrically operated gates) in which the property has two allocated spaces - one with an EV charging point.







## SPECIFICATION

- o Private communal parking made secure with electric gate access with two spaces allocated for each house. 1 electric car charging point per house.
- o Intercom communication device at gate.
- o Bin storage area for black and green wheelie bins.
- o Automatic dusk till dawn external lighting.
- o Fitted with a high quality external door.
- o Party walls sound proofed to Robust Detail E-WM-24.
- o Brick and blockwork walls with 100mm fully insulated cavity.
- o Modern security system.
- o Designer German fitted kitchen including Bosch Appliances: single oven, microwave, extractor fan, integrated dishwasher, induction hob, full height integrated 70/30 fridge freezer.
- o washing machine and tumble dryer to Utility Room
- o Gas system boiler and hot water cylinder.
- o Phone connection (BT), Cat 6 ethernet hub, Freeview connection (coax cables & aerial)
- o Security system hub.
- o Roca sanitaryware to the WC, Bathroom and En-suite
- o Chrome heated towel radiators.
- o Fitted wardrobes to master bedroom and bedroom 2, with built in storage to bedroom 3.
- o High quality white internal doors with brushed stainless steel ironmongery.
- o High quality porcelain tiles to bathrooms and downstairs WC.
- o Fully landscaped front garden and rear gardens.

## QUALITY ASSURED

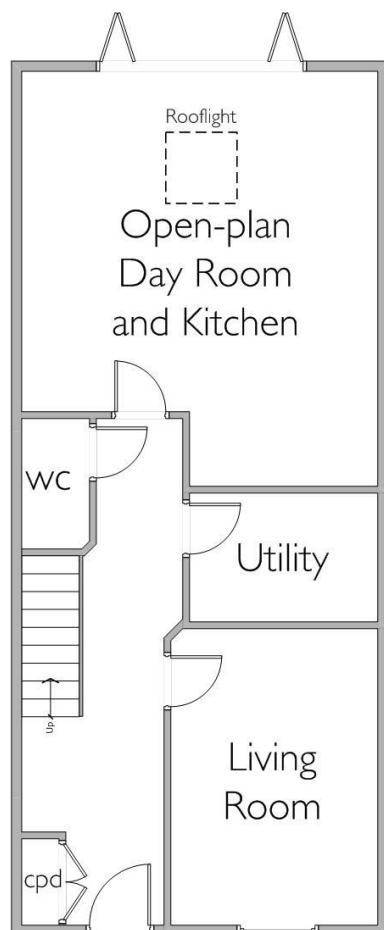
All ARA homes are designed by professionally qualified Architects and Engineers and are constructed to exacting standards. The construction work is closely supervised by Chartered Builders and experienced site managers. The homes are protected by the 10 year One Guarantee new build warranty.

## SERVICE CHARGE

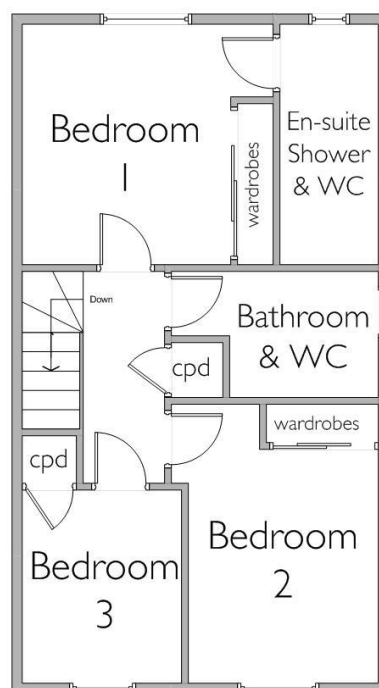
A service charge will be payable in respect of maintenance and electricity supply to the communal parking area – the figure is TBC.



## GROUND FLOOR



Gross Internal Floor Area:  
Approximately 1287 sq.ft. / 120 sq.m.



## FIRST FLOOR

### PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements