

BUTLER & STAG



41 Buckingham Road, Epping  
Epping

Guide Price £825,000



## 41 Buckingham Road

Epping

Guide Price £825,000–£850,000 This beautifully presented and generously proportioned five-bedroom home offers approximately 1,605 sq. ft. of versatile living space, arranged over three floors and perfectly suited to modern family living.

- 0.6 Miles To Epping Central Line Station
- Off Street Parking
- CHAIN FREE
- Short Walk To Epping High Road
- Spacious Kitchen/Dining Area
- Stunning Detached Family Home
- Downstairs WC
- Five Bedrooms/Three Bathrooms



Upon entering the ground floor, you are welcomed by a spacious entrance hall with a convenient WC and useful storage. To the front of the property, a bright and airy living room provides an ideal space for relaxing or entertaining. To the rear, the impressive open-plan kitchen/dining room spans the width of the house, offering excellent space for family meals and social occasions. A separate utility room adds practicality and provides additional access to the garden.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, while an additional room offers flexibility as a home office or study, ideal for those working from home.

The second floor features two further spacious bedrooms, both benefiting from excellent proportions and natural light. A further bathroom on this level enhances convenience, making it ideal for guests, older children, or multi-generational living.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, along with off-street parking or a garage, where applicable.

Situated on the sought-after Buckingham Road, the property is well positioned for local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

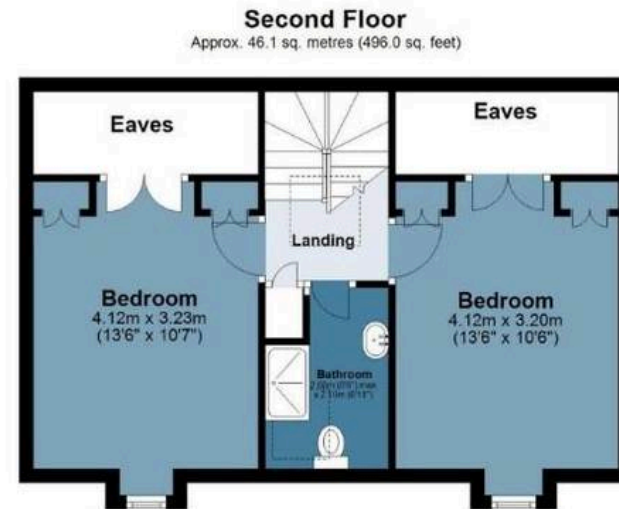






# Buckingham Road

Approx. Gross Internal Area 149.1 sq. metres (1605.1 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

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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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