

Paddocks, Lower Bury Lane, Lower Bury Walk Lower Bury Lane

Epping

£6,750 pcm



Paddocks, Lower Bury Lane

Lower Bury Walk Lower Bury Lane, Epping

First impressions count and it doesn't get much better than this. A striking and architecturally remarkable detached family home of around 3,500 sq ft discreetly positioned on a private road in Epping.

- Extensive Living/ Entertaining Space
- Excellent Location
- Around 3,500 sq ft
- Attractive Landscaped Gardens
- Stunning Detached House
- Four Bedrooms & Four Bathrooms
- Detached Garage
- Close to Tube & Amenities



The entrance hall sets the tone for the quality of the home, with a double height ceiling allowing natural light to gleam through. With a guest cloakroom and second reception room, the hallway also features a staircase leading to the first floor.

The ground floor provides generous living space combined with modern day family conveniences. The spacious kitchen is the epicentre for modern living, creating a sociable space perfect for entertaining guests. The davenport kitchen boasts a central island with a ceramic hob, two seater counter and extensive storage. The kitchen also includes two separate ovens, dishwasher, coffee machine and American style double fridge freezer. A feature remote controlled fireplace adds luxury design to the room. The kitchen leads into a utility room, featuring a washing machine/tumble dryer and outside access. The main reception room is a generous 22' long and features a cosy remote-controlled gas fire and comfortable seating area. The second reception room has been converted into a cinema room. Accessed from the entrance hall is a spacious room, ideal for storage or a study. The kitchen, alongside two bedrooms are fitted with Sonos sound systems in the ceiling.

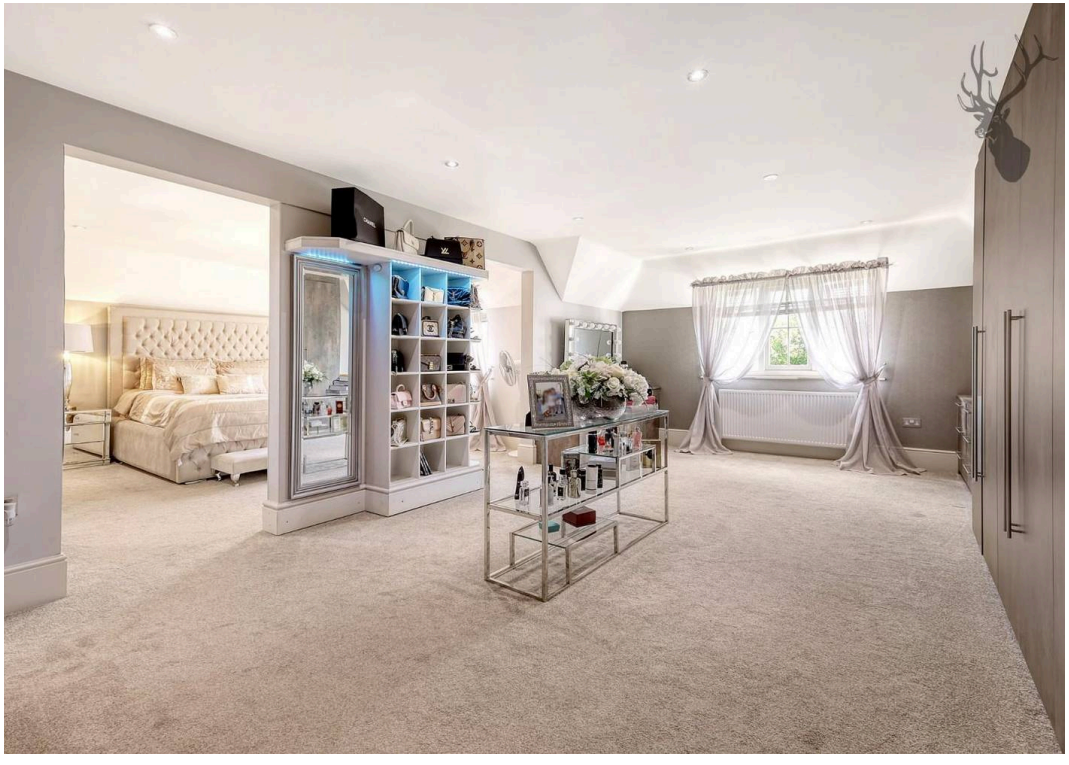
On the first floor you will find four double bedrooms. The master bedroom is over 27’ long fitted with built in wardrobes and a stunning en-suite, featuring a separate shower, bath and his and hers basins. The second bedroom has been converted to resemble a separate suite with overlooking views of the garden and cricket field it is also accompanied by a large bathroom and has a walk-in wardrobe. The third bedroom is ideal for a young member of the family with built in wardrobes and an on-suite bathroom.

Externally, the house is accessible via a private road from Lower Bury Road and on arrival met with timber













The Paddocks

BUTLER & STAG

Approx. Gross Internal Area 318.9 Sq M (3433.1 Sq Ft)

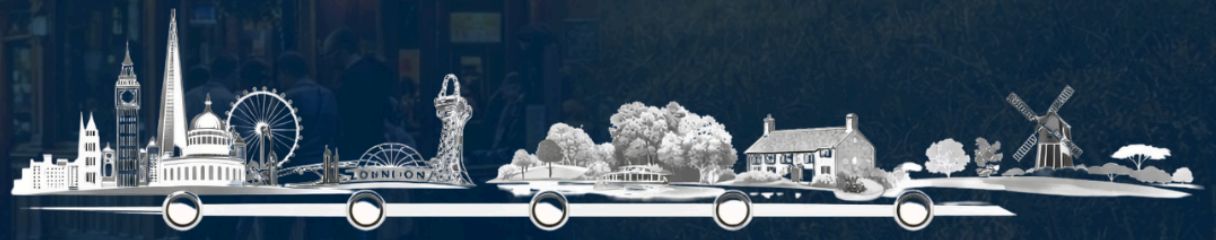


Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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**

BUTLER & STAG

Book your **FREE** valuation now



01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

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.