Buxton Road, Epping, CM16

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## Guide Price £600,000 - £625,000

**A well-positioned two bedroom semi-detached house, located in a prime position of highly sought after Theydon Bois, this home boasts excellent scope for future development subject to planning permission.**

# Freehold

- Semi Detached Home
- Two Bedrooms
- Excellent Scope to Extend (STPP)
- Off Street Parking
- Detached Garage
- Chain Free

The house comprises of a large reception room, a kitchen/breakfast area, and a spacious conservatory, the first floor provides two large double bedrooms, and a family bathroom.

Externally, there is off-street parking to the front, detached garage and side access leading to the south/west facing 90' rear garden.

Buxton road is perfectly located for the Theydon Bois Central Line Underground Station, local village pubs, restaurants and shops which are all within a five minute walk. Theydon Bois still preserves the charm and character of a classic village with its nearby golf, tennis and cricket clubs, village green and pond, local events and its real community spirit. Also found nearby is the historic Epping Forest, perfect for those who are keen dog walkers.

Council-Epping Forest
Tax Band-D

## Buxton Road, CM16

Approx. Gross Internal Area 896 Sq Ft - 83.24 Sq M
Approx. Gross Garage Area 135 Sq Ft - 12.54 Sq M

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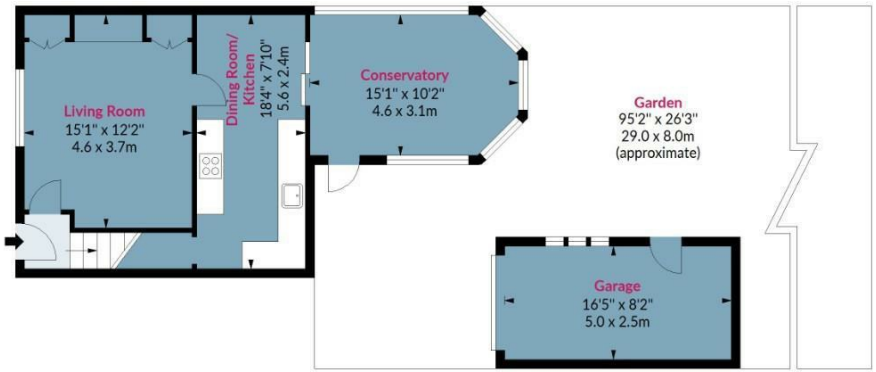

### Ground Floor

Floor Area 522 Sq Ft - 48.49 Sq M

### First Floor

Floor Area 374 Sq Ft - 34.74 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/9/2022

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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