



Coppice Row, Theydon Bois, CM16

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**Guide Price £1,000,000-
£1,050,000.**

Situated in the highly sought-after village of Theydon Bois on arguably one of Theydon's most premier roads, is this wonderfully presented four bedroom detached chalet-style bungalow spanning circa 3200 sq ft.



Freehold

- Detached Chalet-Style Bungalow
- Three Reception Rooms
- Double Garage
- Four Bedrooms/Three Bathrooms
- 3159 Sq. ft Of Accommodation Space
- Planning Permission Granted For Further Extension To Ground/First Floor - REF EPF/1675/23

Forest View is an impressive and imposing detached home and even still has plenty of scope for expansion subject to the usual planning consents. Upon entering the property you are greeted by a lobby area extending over 20 ft in length then allowing access into the main hallway of the house.

The ground floor accommodation comprises of three reception rooms the third of these also incorporates the kitchen/diner. Furthermore, a separate utility room is located off of the kitchen alongside a separate shower room to complete the downstairs.

The first floor is equally as impressive offering four good sized bedrooms with three accompanying fitted wardrobes, a spacious family bathroom and the added bonus of a second separate w/c.

Externally, the 120 ft south facing rear garden offers an initial crazy paving patio which then leads onto a well maintained lawn extending to the back fence. A detached summer house spanning over 250 Sq. ft holds vast potential such as a work from home space, games room or gymnasium. The gardens boundary offers various shrubs and trees planted by the current owner a number of years ago to provide maturity and privacy. The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Coppice Row is one of Theydon Bois' most prestigious roads and contains some of the area's finest properties. It lies within easy reach of local amenities including the Tube Station, shops and Forest.

Theydon Bois is arranged around its village green, which encompasses a duck pond





Coppice Row

Approx. Gross Internal Area 293.4 sq M (3159 sq Ft)

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Measurements are approximate and for illustration purposes only, while we do not doubt the accuracy and completeness, we advise you conduct 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.