Heath Drive, Epping, CM16

BUTLER & STAG

This delightful character semi-detached house has been the subject of extensive modernisation in recent years which has resulted in a fabulous family home.

Freehold

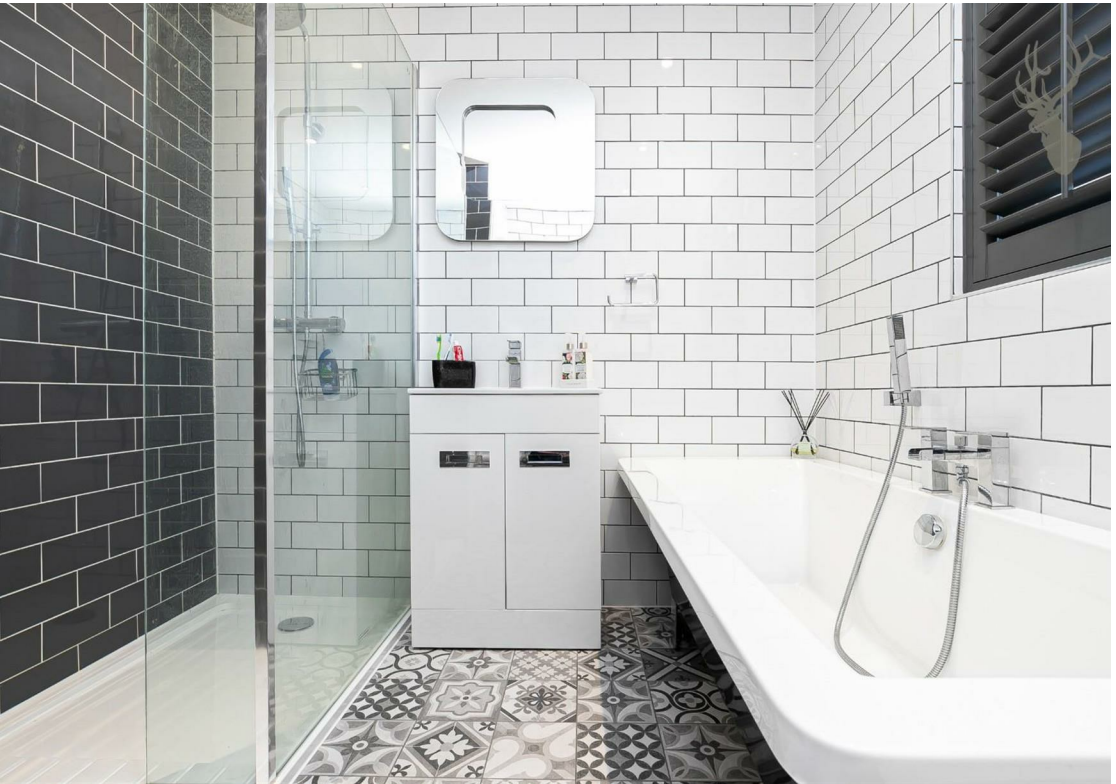
- Semi-Detached Family Home
- Two Spacious Reception Rooms
- Study/Playroom
- Three Bedrooms/Two Bathrooms
- Modern Kitchen/Breakfast Area
- Off Street Parking/Integral Garage

The accommodation is spaciously arranged over two floors spanning close to 1670 sq ft, much larger than the average house of this style. The spacious ground floor offers a formal living room, and a particularly fine open-plan kitchen/breakfast room with doors that opens on to the stunning garden. A large utility room with access to the integral garage, study/playroom, a guest cloakroom, completes the ground floor.

The first floor you will find a master bedroom with en-suite and a walk-in wardrobe, two further bedrooms and a family bathroom.

Externally, the west facing rear garden extends to about 65' with a patio and the remainder being a flat and usable lawn. The front garden has a block paved driveway offering parking for sevaral vehicles.

Theydon Bois is a charming village with a traditional green, duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within just over ten minute walk and easy access to the M25 and M11.



Heath Drive

Ground Floor
Approx. 92.86 Sq. meters (1000 Sq. feet)

First Floor
Approx. 61.94 Sq. meters (667 Sq. feet)

Total area (Including Garage): approx. 154.80 Sq. meters (1666 Sq. feet)

For illustration purposes only - not to scale

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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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