Harewood Hill, Epping, CM16

BUTLER & STAG

Guide Price £1,000,000 - £1,050,000 - Open Day The 3rd September- By Appointment Only.

A well presented semi-detached family house in a premier location with a beautifully maintained garden.

Freehold

- Semi - Detached Family Home
- Four Bedrooms/Two Bathrooms
- Two Receptions/Kitchen/Breakfast Area
- Utility Room/Downstairs WC
- Integral Garage
- Off Street Parking

This delightful character house has been well maintained and cared for by the current owners and is situated in the highly sought after village location of Theydon Bois.

Accommodation is arranged over two floors comprising a large lounge, a separate dining room with patio doors opening onto the rear garden, a kitchen breakfast area, utility room/downstairs WC, a integral garage, a stunning light and airy conservatory completes the ground floor.

The first floor hosts four bedrooms, and a family bathroom. The master also having the benefit of an en-suite

The secluded rear garden extends to 75' approx. with a north east facing aspect, the front garden has a paved driveway perfect for off street parking for two vehicles.

Harewood Hill is a tree lined residential turning in this ever popular village. Local amenities include a good range of shops, pubs, restaurants and leisure facilities. There are several well regarded state and private schools within easy reach and good transport links into London. Theydon Bois station (Central Line) is a short walk and provides swift access into central London. Offered Chain Free.

Council- Epping Forest
Tax Band- F

Harewood Hill, CM16

Approx. Gross Internal Area(Including Garage) 1598 Sq Ft - 148.45 Sq M
Approx. Gross Internal Area(Excluding Garage) 1458 Sq Ft - 135.45 Sq M

Ground Floor

Floor Area 726 Sq Ft - 67.45 Sq M

First Floor

Floor Area 732 Sq Ft - 68.00 Sq M

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.

lpaplus.com

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.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk