Coppice Row, Epping, CM16

BUTLER & STAG

An attractive double fronted detached four bedroom family home occupying a commanding corner position of Coppice Row and Sidney Road.

Freehold

- Detached Family House
- Detached Double Garage
- Four Large Double Bedrooms
- Views Over Epping Forest
- Excellent Scope To Extend
- Close To Village Amenities

Spaciously arranged over two floors spanning close to 2500 sq ft with further potential to extend to side and rear and convert the loft subject to usual planning consent. A particular feature of this fine property is the wonderful views over Epping Forest from the first floor bedrooms and landing. The principal and spacious accommodation features two reception rooms, a large kitchen/diner, utility room and cloakroom. The first floor provides master bedroom with en-suite shower facilities, three further double bedrooms and family bathroom.

The rear garden extends to over 80ft with patio and wide, mature boarders and is mainly laid to lawn. There is also a detached double garage with adjoining workshop and storage room, with off street parking for up to three vehicles.

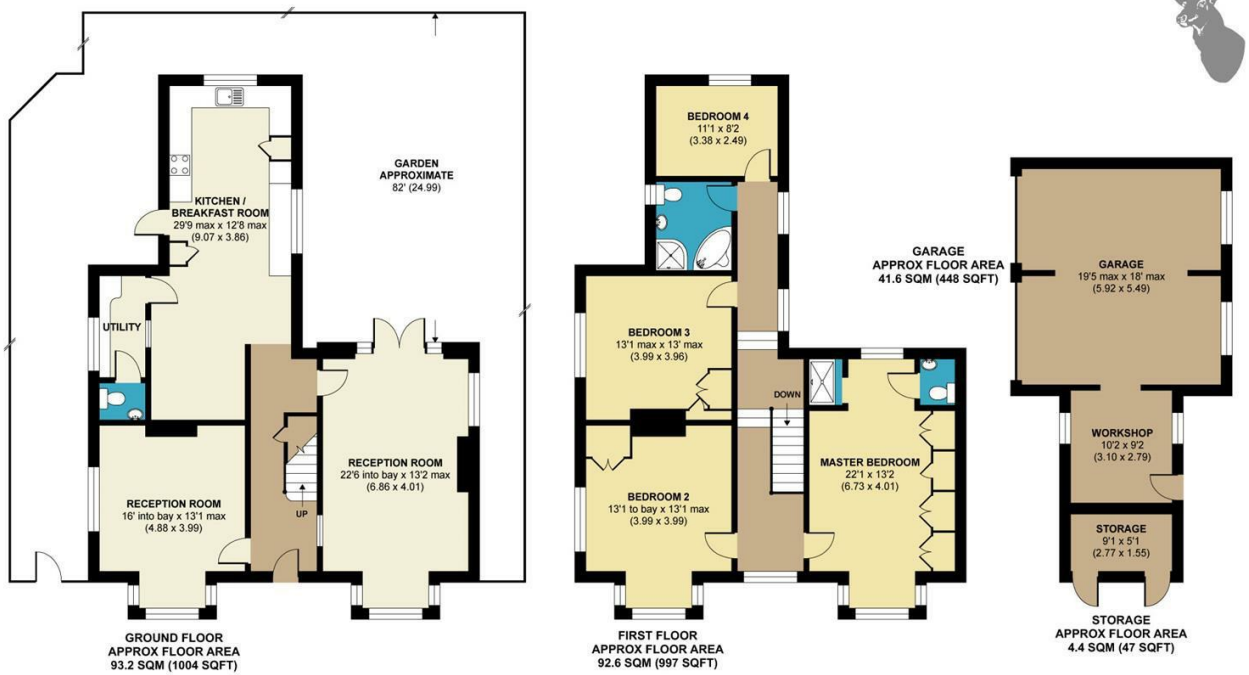
Coppice Row is much sought after address in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

dance
e nobody's watching,
love
you've never been hurt,
sing
e nobody's listening,
live
it's heaven on earth.

BOSCH
Miele

Coppice Row, Theydon Bois, Epping, CM16

APPROX. GROSS INTERNAL FLOOR AREA 2449 SQ FT 227.5 SQ METRES (INCLUDES GARAGE & WORKSHOP / EXCLUDES STORAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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