Dukes Avenue, Epping, CM16

BUTLER & STAG

POTENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSIONS.

An exceptional and imposing four-bedroom detached house located in the heart of Theydon Bois village, within walking distance of the local shops, restaurants, pubs and the Central Line Tube Station.

Freehold

- Detached Family Home
- Three Receptions
- Off Street Parking/Garage
- Four Bedrooms
- Well Presented
- Potential To Extend (stpp)

Spaciously arranged over two floors, the accommodation comprises of an imposing and inviting entrance hall with access leading into various parts of the ground floor. The layout offers a bright and airy feel and has three large reception rooms, a modern kitchen breakfast room, a spacious fully fitted utility room and a downstairs WC.

On the first floor there are four large double bedrooms and a family bathroom. Externally there is side access from the street which takes you to the side of the house which allows parking for three cars, and a detached garage.

The property enjoys a wide frontage extending to around 100ft. Access can be gained from both sides of the rear garden.

Theydon Bois is a charming village with a traditional green and 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 five minutes' walk and easy access to the M25 and M11.

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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