



Dukes Avenue, Epping, CM16

BUTLER & STAG



**An attractive, semi-detached family home located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- En-Suite To Master
- Over 200' Rear Garden
- Attached Garage
- Potential To Extend (STP)

Spanning close to 1850sq ft this three bedroom family home has the benefit of a lovely, mature and well stocked 216'6 westerly facing garden, an attached garage and plenty of off street parking.

The ground floor comprises a separate kitchen, a family room which leads into the dining area. You also have a cloakroom and good sized separate living room.

On the first floor, there are three bedrooms including the master suite with a large shower room and a family bathroom all located directly off the landing. A further double bedroom could be added within the loft or across the back of the property subject to the usual planning consents.

Externally, a brick pave forecourt provides off street parking that leads to an attached garage with a side access taking you to the beautiful 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 just over ten minutes walk and easy access to the M25 and M11.





Dukes Avenue

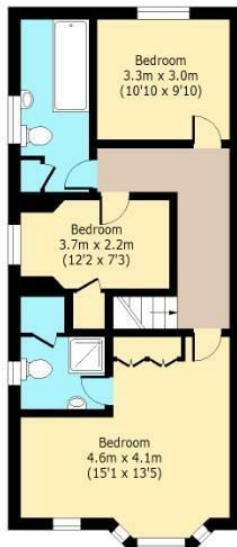
Ground Floor

Approx. 86.07 Sq. meters (926 Sq. feet)



First Floor

Approx. 65.43 Sq. meters (704 Sq. feet)



Total area(Inclosed Garage): approx. 169.77 Sq. meters (1827 Sq. feet)  
Total area(Exclosed Garage): approx. 151.50 Sq. meters (1630 Sq. feet)  
For illustration purposes only - not to scale  
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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 an 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.