Dukes Avenue, Epping, CM16

BUTLER & STAG

Guide Price £1,125,000-£1,150,000.
A stunning, detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.

Freehold

- Detached Family Home
- Off Street Parking/Garage
- 60' Rear Garden
- Five Bedrooms
- Spacious Lounge

Spanning close to 1700 sq ft this five bedroom home has the benefit of a lovely, mature and well stocked 80' north facing garden, attached garage and plenty of off street parking space. The property offers gas central heating and double glazing throughout.

The ground floor comprises a large through lounge/diner which could be returned to two rooms if preferred, cloakroom, and a good size fitted kitchen with access to office and the integral garage.

On the first floor, five bedrooms and a family bathroom are all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

Externally, a bvlock pave forecourt provides off road parking with a side access taking you to the beautiful rear garden which has a patio area spanning across the width of the garden. At the end of the garden it leads you to access of the countryside and a short walk to public right of way through the countryside and on to Epping Forest.

A fabulous location being in Theydon Bois village, it's surrounded by beautiful countryside and the extensive, ancient beech forest of Epping Forest. Theydon Bois charming village also offers a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis, golf clubs, as well as many other clubs and societies. Transport links to London are excellent with the Central line station within just over ten minutes walk (0.6miles). A 40 minute train ride on the Central Line to Central London and Liverpool Street Station and a 46 minute ride to Oxford Circus/West End, along with easy access to the M25 and M11 (33 minutes to Stansted Airport via the M11).

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Approx. Gross Internal Area 1608 Sq Ft - 149.38 Sq M

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Ground Floor

Floor Area 848 Sq Ft - 78.78 Sq M

First Floor

Floor Area 760 Sq Ft - 70.60 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/2/2024

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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