



The Weind, Epping, CM16

BUTLER & STAG



An immaculately presented and well maintained, double fronted detached three/ four bedroom (with potential to extend STPP) family home, set within the sought after Village of Theydon Bois.



Freehold

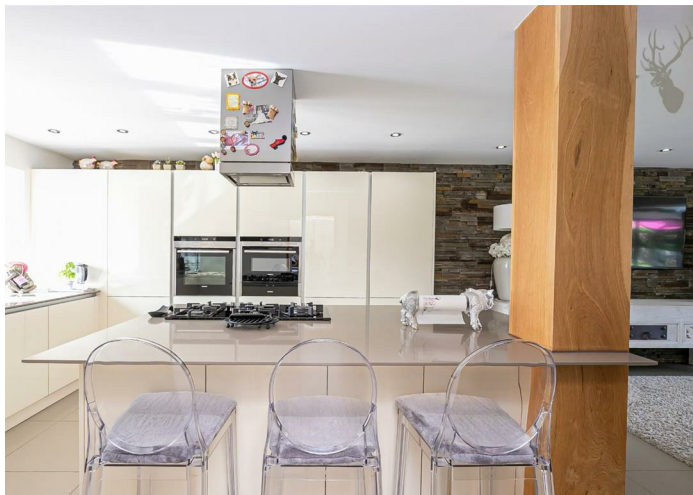
- Detached Family Home
- Two Bathrooms
- Beautiful Landscaped Rear Garden
- Off Street Parking
- Three/ Four Bedrooms
- 2487 sq ft/ 231 sqm
- Stunning Interiors
- Prime Village Location Close to Shops, Pubs & Tube

The versatile accommodation is spaciouly arranged over three floors extending close to 2500 sq ft. The ground floor comprises of a welcoming entrance hall, a guest cloakroom, a fitted utility room, a large living room and a study which can also be used as a fourth bedroom. Of particular note is the simply stunning kitchen/ dining room with lantern window and wrap around bi-fold doors with views over the garden. The bespoke Urban Myth fitted kitchen is of a high quality and boasts stone work tops and feature island.

On the first floor, are three generous double bedrooms, the master having a dressing area, and walk in wardrobe, en-suite shower room along with a family bathroom. The second floor you will find a good size wardrobe area. The rooms can easily be re-configured to include a fourth bedroom if so desired.

Externally, the house is approached via a Marshals Drivesys cobbled frontage providing off-street parking for multiple vehicles. The private rear garden is simply stunning and is landscaped to the highest level and extends beyond 80ft approx. with three paved patio areas, a summer house, large workshop and manicured lawn. There is a Hydropool 695 6 seat Hot Tub housed in a bespoke solid Old Oak Pergola.

The Weind is regarded as a premier location within Theydon Bois, walking distance to central line station for easy access in to the City, Canary Wharf and West End. Theydon Bois Village itself hosts local shops two local pubs, Epping Forest, children's park and the Village Green. There are several well regarded state and private schools also within easy reach.





The Weind,



Total area (Including Storage): approx. 231 Sq. meters (2487 Sq. feet)
Total area (Excluding Storage): approx. 208 Sq. meters (2239 Sq. feet)
For illustration purposes only - not to scale
www.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