



Heath Drive, Epping, CM16

BUTLER & STAG



**Guide Price £850,000 - £875,000**  
**This delightful character semi-detached house has been the subject of extensive modernisation in recent years which has resulted in a fabulous family home**



## Freehold

- Semi-Detached Family Home
- Large Reception/Study Room
- Stunning Kitchen/ Dining Area
- Garden Studio
- Three Bedrooms/Two Bathrooms
- South Facing Garden/Garden Studio
- Close to Tube & Village Amenities

The accommodation is spaciouly arranged over two floors spanning close to 1800 sq ft, much larger than the average house of this style. The ground floor offers a formal living room, and a particularly fine open-plan kitchen/breakfast/family with bi-folding doors that opens on to the stunning garden. A large utility room, study/playroom and guest cloakroom complete the ground floor.

The first floor you will find a master bedroom with en-suite and a walk in wardrobe, two further bedrooms and a family bathroom.

Externally, the South Easterly facing rear garden extends to about 70' with a patio and the remainder being laid to lawn. A stunning garden studio/summer house with a kitchen and shower room is situated at the rear of the garden perfect for a games room or a fourth bedroom. The front garden has a block paved driveway offering parking for two/three vehicles.

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.





Heath Drive,



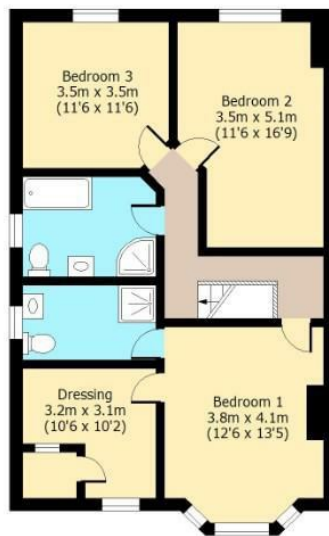
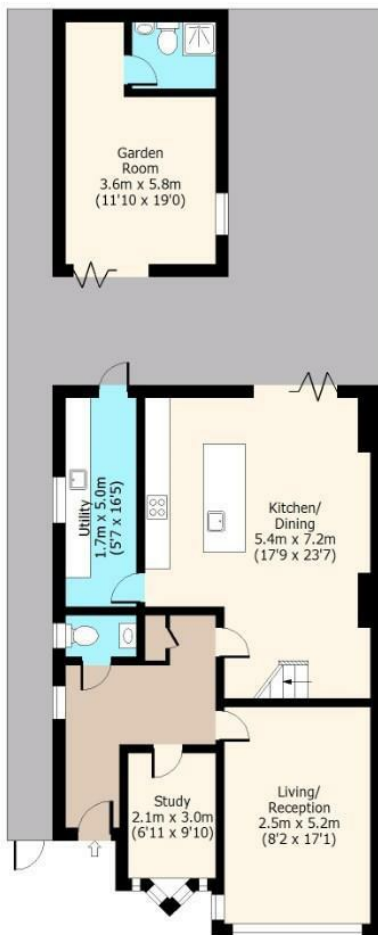
**Ground Floor**

Approx. 86 Sq. meters (925 Sq. feet)



**First Floor**

Approx. 83 Sq. meters (893 Sq. feet)



Total area: approx. 190 Sq. meters (2045 Sq. feet) (Including Garden Room)  
Total area: approx. 169 Sq. meters (1819 Sq. feet) (Excluding Garden Room)  
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**

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