



Blackacre Road, Epping, CM16

BUTLER & STAG



Recently refurbished four double bedroom home offering modern accomodation throughout, finished to a extremely high standard and only a short walk to Theydon Bois central line station.



- Four Bedrooms
- Off Street Parking
- Modern Throughout
- Heart of Theydon Bois
- Private Rear Garden
- Available Now

This wonderful modern property offers well-proportioned accommodation arranged over three floors including a separate living room, stunning open plan kitchen/living room, downstairs W/C and a utility room with access to the garage. The first floor provides four double bedrooms, modern family bathroom, en-suite shower room and the second floor is a spacious loft room

A particular fine feature is the artificial lawn rear garden. There is also a garage and off street parking to the front for one vehicle.

Blackacre Road is regarded as a premier location within Theydon Bois, walking distance to central line station and the Village itself which hosts local shops two pubs, Epping Forest, children's park and the Village Green with duck pond. There are several well-regarded state and private schools also within easy reach.

Available October

Council Tax Band - F





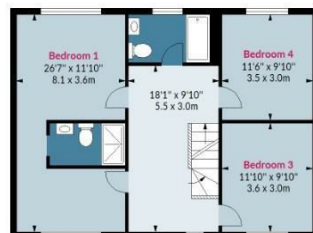
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Approx. Gross Internal Area (Including Garage) 2324 Sq Ft - 215.90 Sq M
Approx. Gross Internal Area (Excluding Garage) 2221 Sq Ft - 206.33 Sq M

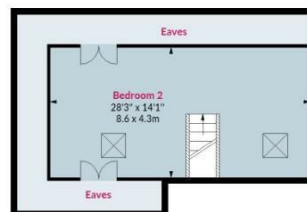
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Ground Floor
Floor Area 1029 Sq Ft - 95.59 Sq M
(Excluding Garage)



First Floor
Floor Area 794 Sq Ft - 73.76 Sq M



Second Floor
Floor Area 398 Sq Ft - 36.97 Sq M

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.
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.

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