



Morgan Crescent, Epping, CM16

BUTLER & STAG



**Guide Price £900.000 -  
£925.000,**

**A well-positioned three  
bedroom semi-detached house  
located on this sought after  
road and offers fantastic  
potential for someone who is  
looking to make a future home.**



## Freehold

- Semi Detached Family Home
- Spacious Kitchen/Breakfast Area
- Sought After Road
- Potential To Extend (stpp)
- Three Bedrooms/Two Receptions
- Off Street Parking/Garage
- En-Suite to Master Bedroom

Accommodation is arranged over two floors spreading beyond 2100.ft. The property offers spacious accommodation throughout including a spacious living room, a high quality kitchen/breakfast room with views looking over the garden, utility room, a second living/dining room which has access to a study, a downstairs WC, and a integral garage which complete the ground floor.

The first floor provides, three double bedrooms, the spacious master also boasts an en-suite. The family bathroom offers a 'Jack n Jill' aspect allowing access from both the landing and bedroom 2.

Externally, the North facing landscaped rear garden which extends to 68ft and is predominantly laid to lawn with paved terrace and well stocked borders. To front, the house is approached via a block paved driveway providing off street parking and a garage.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori nursery. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the tube station makes central London very accessible.



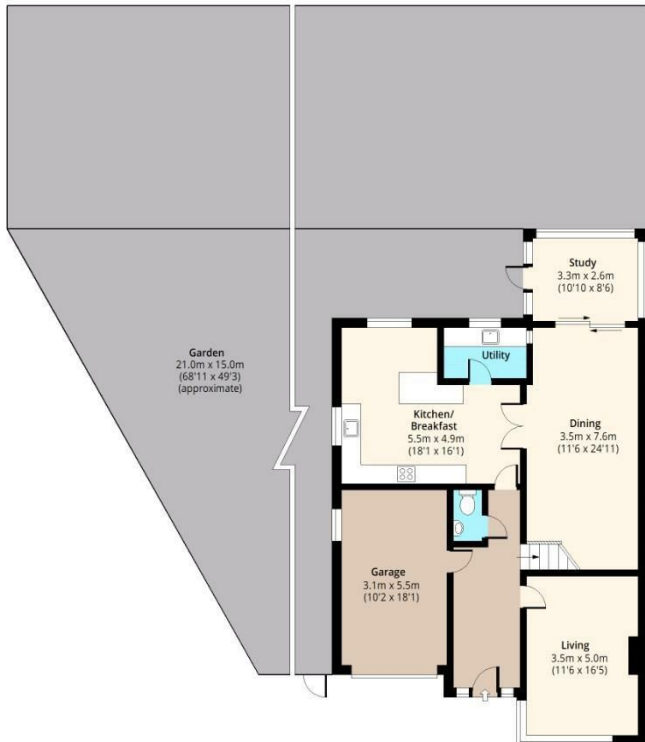


## Morgan Crescent



### Ground Floor

Approx. 115.39 Sq. meters (1242 Sq. feet)



### First Floor

Approx. 96.48 Sq. meters (1039 Sq. feet)



Total area: approx. 211.87 Sq. meters (2281 Sq. feet) (Including Garage)  
 Total area: approx. 193.17 Sq. meters (2080 Sq. feet) (Excluding Garage)  
 For illustration purposes only - not to scale  
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# BUTLER & STAG

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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 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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