Baldocks Road, Epping, CM16

BUTLER & STAG

Guide Price £950,000 - £975,000 - Open Day 16th July By Appointment Only

A stunning, semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.

Freehold

- Semi Detached Family Home
- Three Bedrooms/Spacious Throughout
- Two Receptions/Kitchen/Breakfast Area
- Conservatory/Garage
- Off Street Parking
- Potential To Extend (stpp)

Spanning over 1600 sf ft this three bedroom home has the benefit of a lovely, mature and well stocked 75' north facing garden, attached garage and plenty of off street parking space.

The ground floor comprises a separate large lounge, a light and airy dining room, and a good size fitted kitchen/breakfast room with access to the large garage and the conservatory complete the ground floor.

On the first floor, three 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 brick pave forecourt provides off-road parking with a side access taking you to the beautiful rear garden.

Baldocks Road is a much sought after turning in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent. Theydon Bois underground station is in walking distance and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

Council- Epping Forest
Tax Band-E

Baldocks Road, CM16

Approx. Gross Internal Area 1650 Sq Ft - 153.29 Sq M (Including Garage)
Approx. Gross Internal Area 1332 Sq Ft - 123.74 Sq M (Excluding Garage)

Ground Floor
Floor Area 820 Sq Ft - 76.18 Sq M

First Floor
Floor Area 512 Sq Ft - 47.56 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.

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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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