Dukes Avenue, Epping, CM16

BUTLER & STAG

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
- Five Bedrooms/Two Bathrooms
- Spacious Lounge/Dining Room
- Off Street Parking
- Stunning 118' Rear Garden
- Potential To Extend (sstp)

Spanning close to 1800 sq ft this five bedroom home has the benefit of a lovely, mature and well stocked 118' south east facing garden, attached garage and plenty of off street parking space.

The ground floor comprises a large through lounge/diner which could be returned to two rooms if preferred, cloakroom, and a good size fitted kitchen/breakfast room with access to the integral garage complete the ground floor.

On the first floor, five bedrooms and two family bathrooms are all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

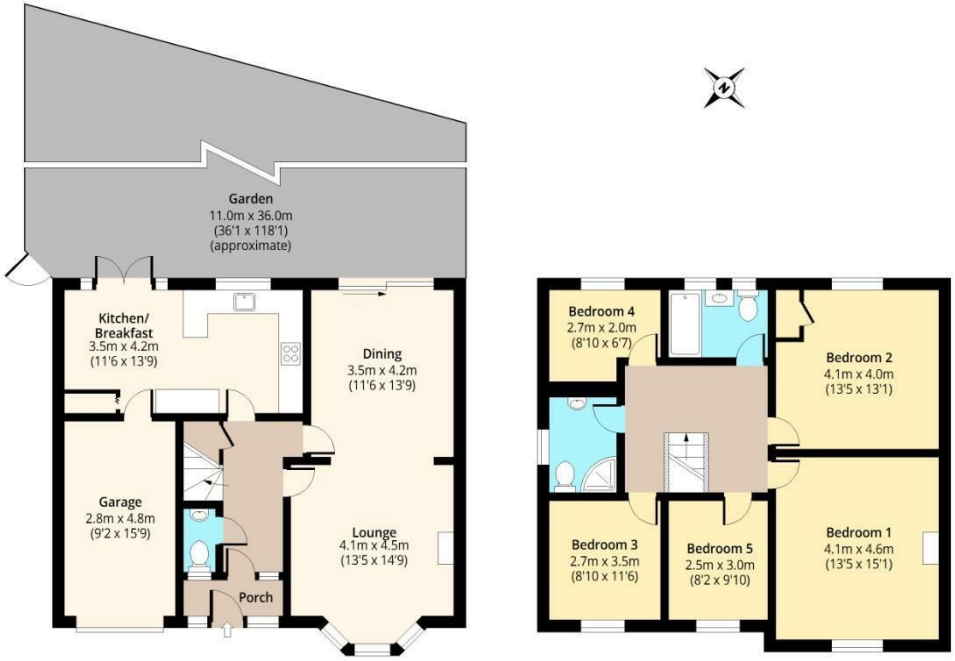
Externally, a brick pave forecourt provides off road parking with a side access taking you to the beautiful rear garden.

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.

Dukes Avenue, CM16

Ground Floor
Approx. 81.59 Sq. meters (878 Sq. feet)

First Floor
Approx. 84.82 Sq. meters (913 Sq. feet)



Total area: approx. 166.41 Sq. meters (1791 Sq. feet) (Including Garage)
Total area: approx. 151.15 Sq. meters (1627 Sq. feet) (Excluding Garage)
For illustration purposes only - not to scale
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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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