Theydon Grove, Epping, CM16

BUTLER & STAG

## Guide Price £825,000 - £850,000

## A charming end of terrace four bedroom family home offering flexible living accommodation in a prime location just off Epping High Street.

# Freehold

- End of Terrace Family Home
- Four Bedrooms/Two Bathrooms
- Kitchen/Dining Room
- Conservatory/Study
- Master Bedroom With Walk In Waldrobe
- Chain Free

The ground floor provides a spacious entrance hall, a good size kitchen/dining room, a bright and airy conservatory, downstairs study. The ground floor is then completed with a garage.

The first floor provides a large lounge with lovely views over the green, two spacious bedrooms, and a family bathroom.

The second floor you will find two bedrooms including the master that has the added benefit of a walk in wardrobe and an en-suite.

Externally, there is a garage, off street parking and a west facing rear garden. The property also benefits by having side access to rear garden.

Theydon grove is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs, and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.

## Theydon Grove, CM16

Total area(Including Garage): approx. 178.81 Sq. meters (1925 Sq. feet)
Total area(Excluding Garage): approx. 166.85 Sq. meters (1796 Sq. feet)
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.

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