Piercing Hill, Theydon Bois, CM16

BUTLER & STAG

Recently refurbished and larger than average (over 2000 sq ft) semi-detached family house in a premier location with a large rear garden and impressive living/entertaining space.

Freehold

- Extended Semi-Detached House
- Stunning Kitchen/ Diner
- Close To Village Shops & Tube
- Four Bedrooms & Three Bathrooms
- Off Street Parking
- Substantial Rear Garden

This delightful character house has been well maintained and cared for by the current owners and is situated in the highly sought after village location of Theydon Bois. Accommodation is arranged over two floors comprising spacious entrance hall, formal living room with feature fire place, study, generous kitchen/breakfast room, second living room, play room/ bedroom five, utility room and cloakroom.

The first floor is equally as impressive offering a master bedroom with stunning views over the north facing rear garden which benefits from an en-suite bathroom and fitted wardrobes. There are three further double bedrooms with fitted wardrobes, one with a shower room, there is also a family bathroom.

The owners have taken great care and pride in maintaining the property, the refurbishment works all appear brand new making this the ideal turn key opportunity.

Externally, the 166 ft rear garden comprises an extensive, elevated patio area which is ideal for alfresco dining borders with a wide selection of trees, feature pond, shrubs with the remainder laid to lawn. To the front of the property, the long secluded driveway is block paved and provides private parking for up to three vehicles.

The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Across the road Epping Forest a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the largest public open space in the London area. At almost 6,000 acres, it is a popular area for recreation and enjoyment. It is a great place to walk or ride bicycles. It is also of national and international conservation importance, with two

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Total area: approx. 186 Sq. meters (2002 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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