Hill Road, Epping, CM16

BUTLER & STAG

Guide Price £1,750,000 - £1,800,000

Located in the charming and sought-after area of Theydon Bois, this detached residence offers a perfect blend of tranquility and community spirit. Situated within a peaceful no-through-road, this home benefits from a generously-sized garden with an overall plot of 0.408 acres, yet it is only 0.5 miles away from the tube station.

Freehold

- Detached Family Home
- Multiple Reception Rooms
- Substantial Garden
- Walking Distance To Central Line Station
- Five Bedrooms/Two Bathrooms
- Spacious Throughout
- Parking For Multiple Vehicles

The appeal of this property extends beyond its location. The home offers ample scope for extension and improvement, allowing you to create a living space tailored to your needs. The owners have added a master bedroom suite, carried out a single-storey rear extension, converted the garage into a utility room, increased the size of the kitchen, and altered the layout of the accommodation to enhance its sociable and entertaining-friendly design, emphasizing the home's suitability for gatherings and family life.

Theydon Bois is arranged around its picturesque village green, featuring a duck pond and hosting various events throughout the year. Local shops cater to daily needs, and a selection of restaurants provide dining options. The village boasts a primary school and a Montessori nursery, making it ideal for families. Additionally, Theydon Bois has a strong sporting atmosphere, with golf, tennis, and cricket clubs. The tube station ensures central London is easily accessible, adding to the convenience of this delightful village setting.

This property offers a unique opportunity to enjoy a spacious home in a vibrant and welcoming community. Contact us today to arrange a viewing and experience the charm of Theydon Bois for yourself.

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Approx. Gross Internal Area 250.6 sq. metres (2697.3 sq. feet)

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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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