Graylands, Epping, CM16

BUTLER & STAG

Guide Price £850,000 - £875,000

Welcome to this exceptional four-bedroom semi-detached home, ideally positioned within the sought-after cul-de-sac of Graylands in the charming village of Theydon Bois.

Freehold

- Semi Detached Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Modern Kitchen/Dining Area
- Stunning Throughout
- Off Street Parking
- Utility Room/Study

Upon entering, you are welcomed by a bright and spacious hallway that leads effortlessly into a stunning open-plan kitchen, dining, and living area — the true heart of the home. The contemporary kitchen is beautifully appointed with modern fittings and generous workspace, perfect for both everyday living and entertaining. The adjoining lounge area offers a relaxed yet stylish setting, enhanced by bi-fold doors that flood the space with natural light and open directly onto the garden.

The ground floor further benefits from a separate utility room, a sleek and modern bathroom, and a versatile study — ideal for home working or as a quiet retreat.

Upstairs, the property boasts four well-proportioned double bedrooms, each designed with comfort in mind. A stylish family bathroom completes the first floor, providing both practicality and elegance.

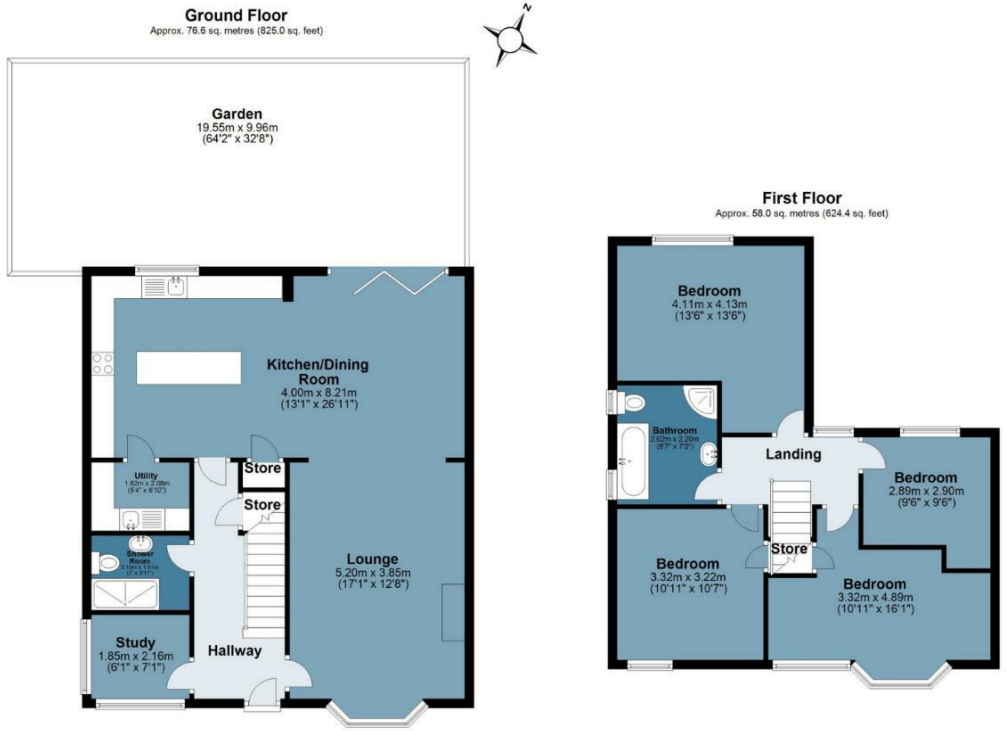
Externally, the property continues to impress. Off-street parking ensures convenience, while the beautifully maintained garden offers a perfect outdoor escape. Featuring a patio area ideal for al fresco dining and a generous lawn, it provides an excellent space for both relaxation and entertaining.

Graylands is a highly desirable cul-de-sac located in the heart of Theydon Bois, a picturesque village centred around a traditional green and duck pond. The area offers a range of local shops, welcoming pubs, and restaurants, along with easy access to the vast open spaces of Epping Forest. Excellent transport links provide direct access into London, and the area is well served by highly regarded state and private schools, as well as leisure facilities including golf courses, sports centres, and a tennis club.

This beautifully presented home perfectly combines modern living with village charm, offering an outstanding opportunity for families seeking both style and convenience.

Graylands

Approx. Gross Internal Area 134.7 sq. metres (1449.4 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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