Purlieu Way, Epping, CM16

BUTLER & STAG

Guide Price £925,000 - £950,000

A charming and spacious five-bedroom detached home, spanning nearly 2,000 sq ft, offering an ideal setting for family living, in the sought-after location of Theydon Bois.

Freehold

- Semi-Detached Home
- Two Reception Rooms
- Large Garage
- Off-Street Parking
- Five Bedrooms
- Spacious Throughout
- South-East Facing Garden

Upon entering the property, you are greeted by a welcoming hallway that seamlessly leads to the lounge and breakfast area, providing ample space for relaxation and informal dining. The adjacent kitchen and dining room offer a perfect blend of functionality and style, while a further reception room, with sliding doors opening onto the garden, presents a versatile space for various activities and gatherings. A convenient WC and access to the spacious garage complete the ground floor layout, offering practicality and convenience.

Ascending to the first floor, you will discover five generously sized bedrooms, providing comfortable accommodation for the entire family, alongside a well-appointed family bathroom, ensuring both comfort and convenience.

Externally, the property boasts parking on the driveway, ensuring convenience. The south-east facing rear garden, predominantly laid to lawn, is adorned with shrubs and bushes along its circumference, offering a serene outdoor space for relaxation and recreation.

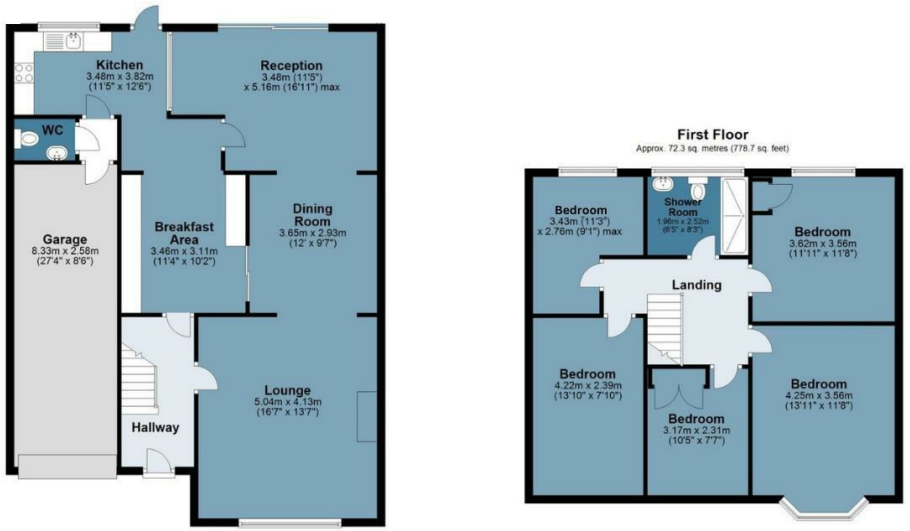
Situated in the picturesque village of Theydon Bois, Purlieu Way enjoys a sought-after location within walking distance of local amenities and the central line station. Theydon Bois village, with its charming green and array of shops, pubs, and restaurants, offers a quintessential village lifestyle. Additionally, easy access to Epping Forest, renowned for its natural beauty and deer sanctuary, provides opportunities for outdoor pursuits.

Transport links into London are excellent, with Theydon Bois underground station nearby, ideal for commuters. Moreover, the area is home to several well-regarded state and private schools, ensuring quality education within easy reach. Local leisure facilities, including golf courses, sports centers, and a tennis club, cater to diverse recreational interests, enhancing the appeal of this desirable location.

Purlieu Way

Approx. Gross Internal Area 176.9 sq. metres (1904.1 sq. feet)

Ground Floor
Approx. 104.5 sq. metres (1125.4 sq. feet)



First Floor
Approx. 72.3 sq. metres (778.7 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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