



Theydon Park Road, Epping, CM16

BUTLER & STAG



A wonderful double fronted detached family home occupying a prime position in a quiet no through road location close to Theydon Bois village Green.



Freehold

- Detached Family House
- Garage & Off Street Parking
- Desirable No Through Road
- 3767 Sq Ft/ 350 Sqm
- Five Bedrooms/ Six Bathrooms
- Gym/ Sauna/ Jacuzzi
- Beautiful Garden & Terrace
- Chain Free

Occupying a generous plot in a no through road close to Theydon Bois village centre which boasts a primary school, selection of shops, restaurants, public houses and Theydon Bois tube station with direct services to central London.

The property offers well-proportioned accommodation of approximately 3,800 sq ft arranged over three floors and comprises a large reception hall, dining room, study, family room, open plan kitchen/breakfast room and guest cloakroom. There is also a superb terrace which runs the full width of the house with glass balustrade.

The first floor provides a spacious galleried landing with a master bedroom suite with a walk in dressing room and en-suite shower room and Juliet balcony, four further double bedrooms also enjoy en-suite shower rooms.

Of particular note is the gym/ leisure area found on the lower floor. Including a sauna, jacuzzi bath, shower room and adjoining utility room accessed via internal stairs. Bi-fold doors provide access to the garden and invite natural light and airflow for warmer temperatures.

Externally, the property is approached over a hard standing driveway with well stocked side borders offering ample parking which in turn leads to a detached garage beyond secure gates and located to the rear of the property. The rear gardens are well manicured and are predominantly lawn with surrounding paved terrace ideal for outdoor entertaining. The side and rear borders are well stocked with a fine selection of evergreen hedging and shrubs.

Theydon Park Road is perhaps Theydon Bois' most prestigious turning and contains some of the area's finest properties. It lies within easy reach of local amenities

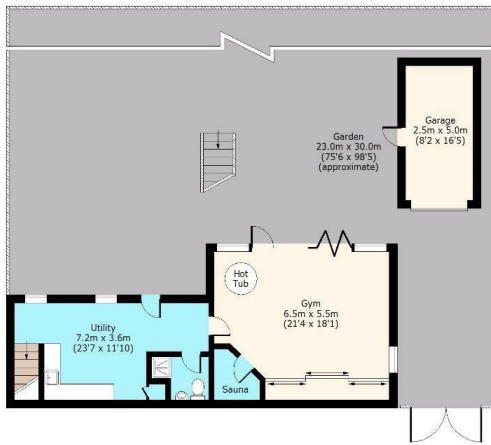






Theydon Park Road,

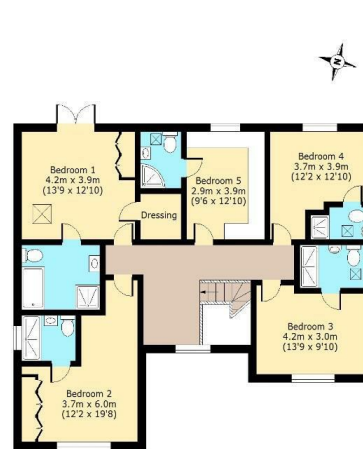
Lower Ground Floor
Approx. 62 Sq. meters (667 Sq. feet)



Ground Floor
Approx. 127 Sq. meters (1367 Sq. feet)



First Floor
Approx. 122 Sq. meters (1313 Sq. feet)



Total area (Including Balcony/ Garage): approx. 350 Sq. meters (3767 Sq. feet)
Total area (Excluding Balcony/ Garage): approx. 311 Sq. meters (3348 Sq. feet)
For illustration purposes only - not to scale
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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.