



Orchard Drive, Epping, CM16

BUTLER & STAG



**A lovely semi-detached house located in one of Theydon Bois' most sought-after turnings within easy reach of the village amenities.**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Ground Floor Space
- Off Street Parking
- CHAIN FREE
- Three Receptions

Spanning close to 1570 sq ft, this three-bedroom home features a beautiful, mature, and well-stocked 90' southeast-facing garden, an attached garage, and ample off-street parking space.

The ground floor comprises a large through lounge, a separate living room, a dining room, and a fitted kitchen that leads onto the utility room and shower room. There is also access to the integral garage on the ground floor.

On the first floor, three bedrooms and a family bathroom are all located directly off the landing. Subject to the usual planning consents, a further double bedroom could be added within the loft.

Externally, a brick-paved forecourt provides off-road parking with side access leading to the beautiful rear garden, which features a patio area spanning the width of the garden.

This fabulous location in Theydon Bois village is surrounded by beautiful countryside and the extensive, ancient beech forest of Epping Forest. The charming village offers a traditional green and duck pond, a well-regarded primary school, a range of shops, pubs, and restaurants, and cricket, tennis, and golf clubs, along with many other clubs and societies. Transport links to London are excellent, with the Central Line station just over ten minutes' walk away (0.6 miles). A 40-minute train ride on the Central Line to Central London and Liverpool Street Station and a 46-minute ride to Oxford Circus/West End, along with easy access to the M25 and M11 (33 minutes to Stansted Airport via the M11).





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Approx. Gross Internal Area 146.5 sq. metres (1576.5 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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