



Piercing Hill, Theydon Bois, CM16

BUTLER  STAG



Guide Price £1,900,000 - £2,000,000

This stunning property is located in Theydon Bois most highly sought after roads, directly opposite Epping Forest and offering total peace and tranquillity whilst being within easy reach to Theydon Bois Central Line Station, major motorway links, excellent schools and local amenities of both Epping and Theydon Bois.



Freehold

- Stunning Detached Family Home
- Large Dining Area/Open Plan Kitchen Living Area
- Close To Village Shops & Tube
- Four Bedrooms/Three Bathrooms
- Off Street Parking & Separate Garage
- 164' Rear Garden

Hambleton is an impressive detached family home having undergone a complete interior and exterior refurbishment during 2015/16. The well-appointed accommodation extends to approximately 3,000 sq ft in total and is arranged over two floors with the ground floor comprising of entrance hall, formal spacious dining room, an impressive open plan lounge/kitchen/dining area, with a log burner perfect for the cold winter nights with via full width bi-folding doors allowing access into the gem of a garden.

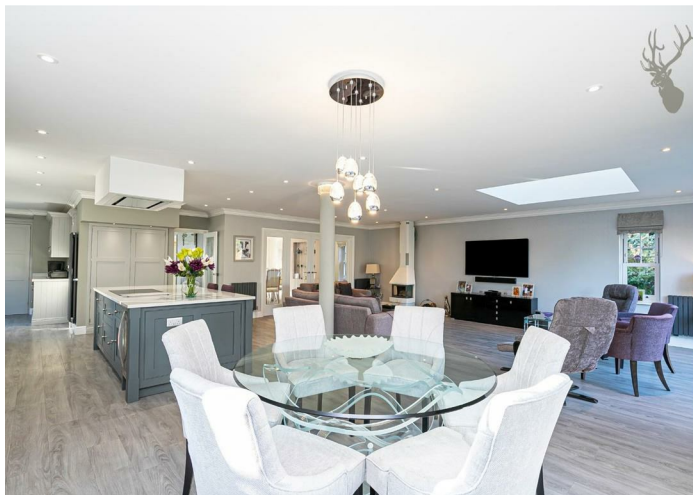
The first floor is equally as impressive offering a master bedroom with stunning views over the north facing rear garden which benefits from an en-suite bathroom and fitted wardrobes. There are three further double bedrooms with fitted wardrobes, one with a shower room, there is also a family bathroom.

The owners have taken great care and pride in maintaining the property, the refurbishment works all appear brand new making this the ideal turn key opportunity.

Externally, the 166 ft rear garden comprises an extensive, elevated patio area which is ideal for alfresco dining borders with a wide selection of trees, feature pond, shrubs with the remainder laid to lawn. To the front of the property, the long secluded driveway is block paved and provides private parking for up to five vehicles, along with a detached double garage.

The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Across the road Epping Forest a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the largest public open space in the London area. At almost 6,000 acres, it

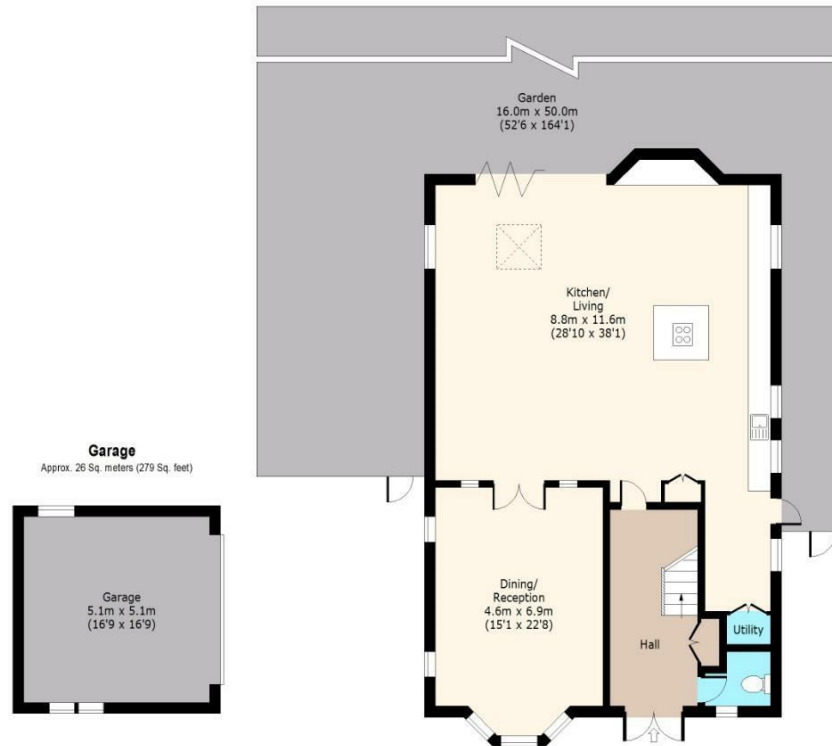




Piercing Hill,

Ground Floor

Approx. 135 Sq. meters (1453 Sq. feet)



Total area: approx. 272 Sq. meters (2927 Sq. feet)
For illustration purposes only - not to scale
www.ipapius.com

First Floor

Approx. 111 Sq. meters (1195 Sq. feet)



BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk

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.