



Coppice Row, Epping, CM16

BUTLER & STAG





**Guide Price £900,000 - £950,000**

**Located in the heart of the ever-popular village of Theydon Bois, this well-presented detached chalet bungalow offers a rare chance to secure a spacious and flexible home in a highly desirable setting.**



## Freehold

- Detached Chalet Bungalow
- Well Presented Throughout
- Off Street Parking For Several Vehicles
- Potential To Extend (stpp)
- Three Double Bedrooms
- Spacious living Room
- Integral Garage
- South Facing Rear Garden

This attractive three-bedroom property sits on a generous plot and offers well-proportioned accommodation across two floors, making it ideal for families, downsizers, or those seeking multi-generational living.

A welcoming hallway provides access to the ground floor rooms, where you'll find a bright and airy double bedroom at the front, featuring a charming bay window that adds character and natural light. A second double bedroom is also located off the hallway, alongside a stylish modern bathroom and a separate WC, offering added practicality.

To the rear of the property, the layout opens into a well-appointed kitchen that flows into a cosy lounge. Beyond this, a spacious living room provides an ideal setting for relaxing or entertaining, with direct access to the private rear garden — perfect for al fresco dining and outdoor enjoyment.

Upstairs, the first floor hosts a generous double bedroom offering comfort and privacy. A substantial adjoining storeroom presents exciting potential for further development, subject to the necessary permissions.

The property also benefits from a large integral garage accessed from the front driveway, ideal for secure parking or valuable additional storage.

Outside, the rear garden offers a peaceful retreat, with ample space for gardening, play, or simply unwinding.

Positioned in a quiet yet convenient part of Theydon Bois, within easy reach of village amenities, green spaces, and the Central Line station providing direct links to London, this home perfectly combines village charm with commuter convenience.

This is a fantastic opportunity to acquire a versatile and spacious home in a prime location. Early viewing is highly recommended.









## Coppice Row

Approx. Gross Internal Area 161.4 Sq M ( 1737.8 Sq Ft )

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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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