Piercing Hill, Epping, CM16

BUTLER & STAG

# Situated in the highly sought-after village of Theydon Bois on arguably the most premier road, is this wonderfully presented five bedroom detached house.

## Freehold

- Detached Family House
- Off Street Parking
- Potential To Extend
- Five Bedrooms
- 230' Rear Garden
- Well Presented

Accommodation provides a generous reception hall, downstairs shower room.spacious sitting room, separate dining room and wonderfully appointed kitchen/ breakfast room.

The first floor offers five bedrooms, including four large doubles and a smaller fifth bedroom along with a generous bathroom with free standing bath and walk in shower.

There is also potential to extend with capacity to increase floor space well beyond 3000 square foot, subject to the usual planning consents.

Externally the property is approached via a private driveway onto a extensive paved hard standing with ample parking. The deep driveway creates a private setting shielding the house from the road.

The stunning rear gardens extend to about 230 feet and showcases an abundance of fine shrub and border plantings complimented by well-manicured lawn and decked terrace ideal for outdoor entertaining.

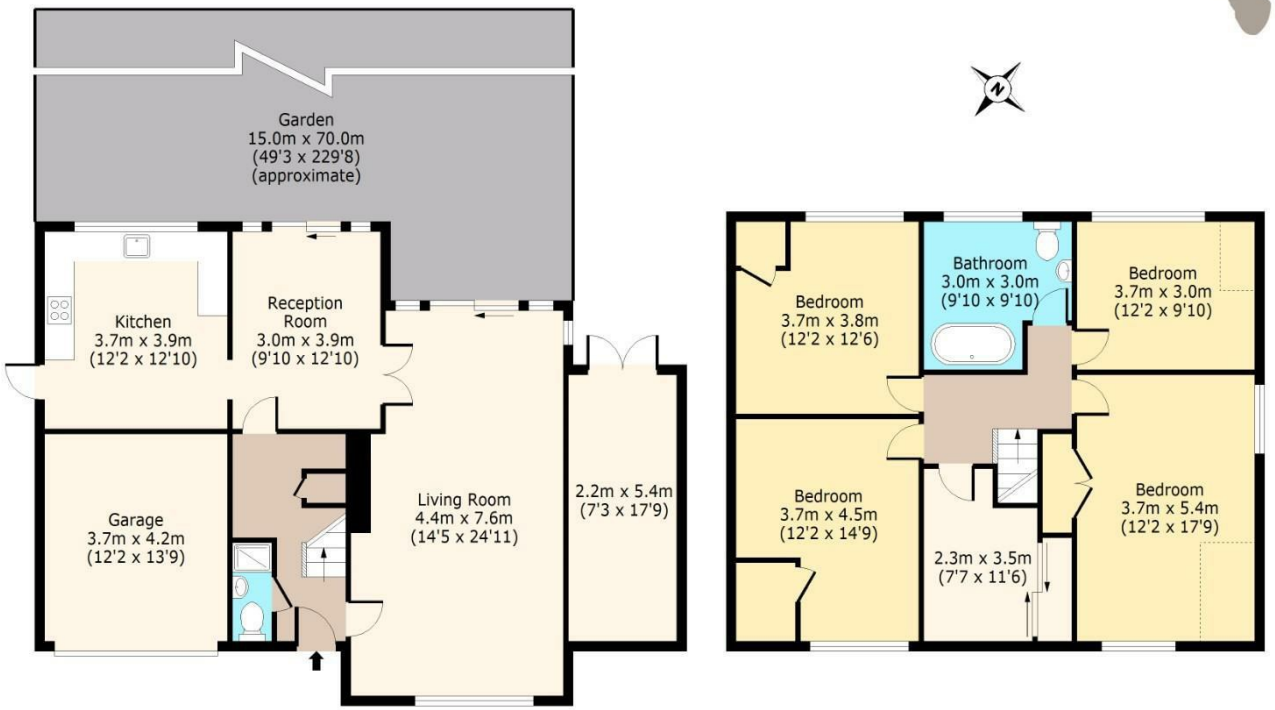
Piercing Hill is one of the most highly regarded locations in Theydon Bois occupying a prime position directly opposite Epping Forest and within a few minutes' walk of the village green and Forest Drive with an excellent choice of shops, restaurants and tube station with direct services to London.

NEW LAID EGGS

## Piercing Hill , CM16 7JN

**Ground Floor**
Approx. 98 Sq. meters (1059 Sq. feet)

**First Floor**
Approx. 89 Sq. meters (961 Sq. feet)




Total area: approx. 188 Sq. meters (2020 Sq. feet)
For illustration purposes only - not to scale

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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