



Forest Drive, Epping, CM16

BUTLER & STAG



**Guide Price £825,000 -
£850,000**

**A well-positioned three
bedroom detached house
that has been enjoyed by the
same family for years and
offers fantastic potential for
someone who is looking to
build a family home.**



Freehold

- Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Chain Free
- Study
- 100' Rear Garden

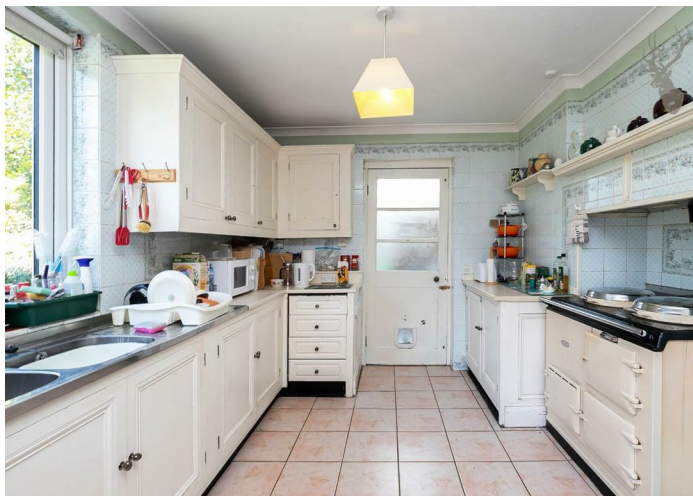
With flexible living space, this property comprises of a large reception room, spacious kitchen/Breakfast room, and a study .

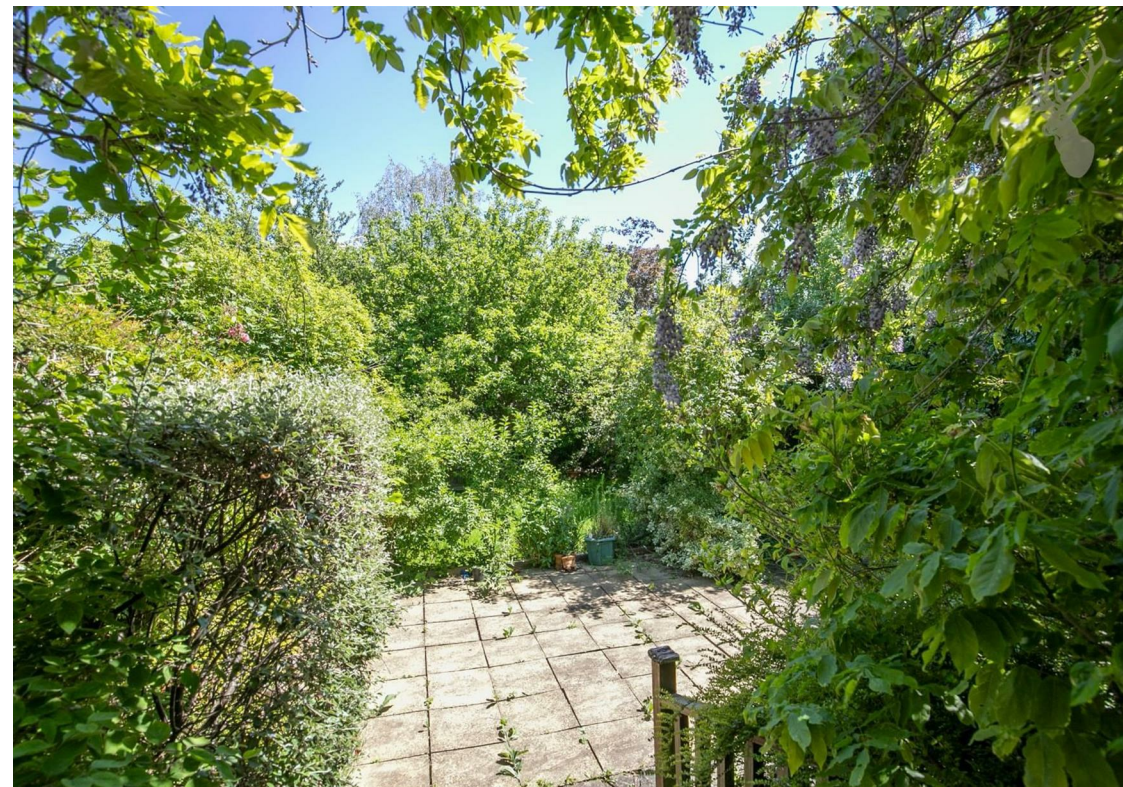
The first floor provides three bedrooms and a family bathroom.

To the rear is a private, secluded garden which also has a detached garage and a driveway for numerous cars.

Forest drive is perfectly located for the Theydon Bois central line underground station, local village pubs, restaurants and shops which are all within a five minute walk. Theydon Bois still preserves the charm and character of a classic village with its nearby golf, tennis and cricket clubs, village green and pond, local events and its real community spirit. Also found nearby is the historic Epping Forest, perfect for those who are keen dog walkers.

This property is offered with no onward chain.





Forest Drive,

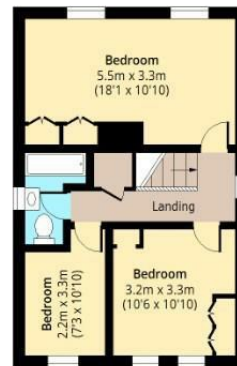
Ground Floor

Approx. 82.50 Sq. meters (888 Sq. feet)



First Floor

Approx. 48.40 Sq. meters (521 Sq. feet)



Total area (Including Garage): approx. 145.85 Sq. meters (1570 Sq. feet)
Total area (Excluding Garage): approx. 130.90 Sq. meters (1409 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

BUTLER & STAG

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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.