BUTLER & STAG

Sidney Road | Epping
| CM16

A wonderful opportunity to purchase and develop this detached home adjacent to the tennis and cricket club in one of Theydon Bois most sought after turnings.

• Detached House • Prime Road • Close To Station/ Village Amenities • Chain Free • Impressive Garden • Development Potential

Price Guide £890,000 | Freehold

Bushwood is a delightful character house occupying a fabulous plot of land. It was refurbished in January 2019, with new carpets throughout, new electrics, new boiler and a new water-tank. As such it is ready for immediate occupation - however, as the house occupies a magnificent plot approaching a quarter of an acre measuring 45' by 196' and has existing planning permission, if offers a significant opportunity for further development and the creation of a spectacular family home in a first class location.

The front door opens onto the entrance hall which leads to the living and dining room, third bedroom, utility room, kitchen/ diner and bathroom. The first floor hosts two further bedrooms, one of which is a master suite with spectacular views across the tennis courts and cricket green.

The garden is mainly laid to lawn with numerous mature trees, shrubs, and plants divided into two distinct areas. To the rear, a winding cobbled path crosses a rose garden over a bridge joining three planting areas and a sunny bandstand, which looks back towards the house. The front section makes for a more conventional family garden with a large patio and lawned area, with shed, workshop / garden bar with raised decking area and reading room which are linked by a covered seating area.

The house is approached via a shingle driveway offering parking for up to four cars and access to the attached garage.

Sidney Road is a much sought after cul-de-sac in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and Theydon Bois tennis and cricket clubs.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may be.

Like what you see? Please contact us for more information and to arrange a physical viewing.

BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |
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.