



Dukes Avenue, Epping, CM16

BUTLER  STAG



**Guide Price £875,000 -
£900,000**

This attractive semi-detached house is situated in one of the most sought-after turnings in Theydon Bois, offering convenient access to the village's amenities.



Freehold

- Semi Detached Family Home
- Three Bedrooms/Two Bathrooms
- Two Receptions
- Off Street Parking
- CHAIN FREE
- Utility Room/Outdoor Storage

The ground floor features two spacious reception rooms, a separate kitchen that opens to the delightful rear garden, an office or additional bedroom, and a downstairs WC. The first floor accommodates three generously sized bedrooms, all with ample storage, and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, leading to a detached garage which has been converted to a utility Room. A side access allows entry to the stunning rear garden, a highlight of the property, which is beautifully landscaped with a variety of trees and shrubs, a central lawn, a sizable patio area, a small pond, and a shed at the far end.

Theydon Bois is a picturesque village known for its traditional green and duck pond, a well-regarded primary school, a variety of shops, pubs, and restaurants, as well as cricket, tennis, and golf clubs. The area offers excellent transport links to London, with the Central Line Tube Station just over ten minutes' walk away and easy access to the M25 and M11.







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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.