



Abridge Road, Epping, CM16

BUTLER & STAG



A newly refurbished four bedroom house in the sought after Theydon Bois. This exceptional property, situated in the charming village of Theydon Bois, offers an impressive and versatile layout.



- Four Bedroom House
- Garage
- Great Location
- Refurbished
- Gated
- Private Garden

Designed with both practicality and comfort in mind, this home is perfect for families seeking ample living space or those looking to accommodate work, hobbies, or entertaining.

The ground floor is thoughtfully arranged, featuring a welcoming living room that provides a cozy yet spacious environment for relaxation or hosting guests. Adjacent to this is an expansive dining room, which serves as the heart of the home, offering plenty of space for family gatherings or dinner parties. The kitchen is generously sized, providing an ideal space, a functional layout and connection to the lean-to, which adds further versatility and storage options. Additional conveniences on this floor include a utility area, a ground-floor WC, and multiple storage spaces, ensuring the home remains clutter-free.

The first floor houses the property's primary sleeping quarters, with five well-proportioned bedrooms. The principal bedroom is both spacious and inviting, while the additional bedrooms cater to various needs, whether for children, guests, or use as a home office. A modern family bathroom is conveniently positioned to serve all bedrooms, completing this level with practicality and style. Separate from the main house, the property includes a garage.

This home is located in the highly desirable 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 a tennis club.

Council Tax Band F

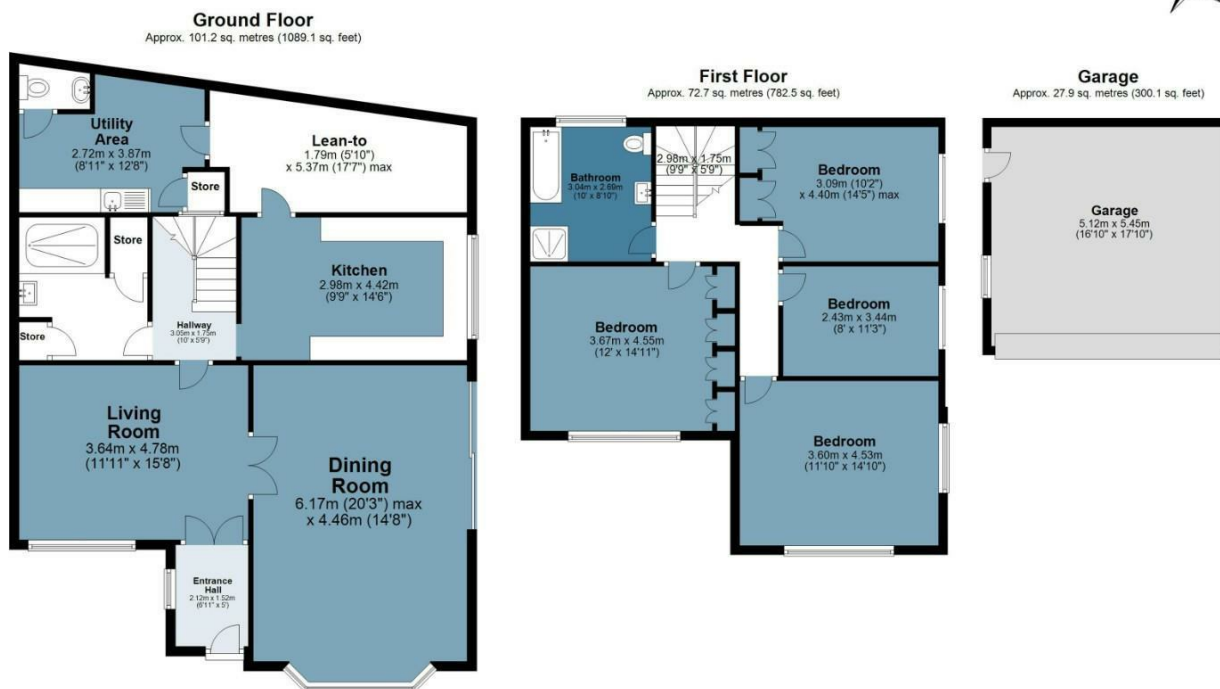




Abridge Road

Approx. Gross Internal Area 201.8 Sq M (2171.7 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.