



Forest Drive, Epping, CM16

BUTLER  STAG





**Guide Price £825,000 - £850,000 - Open Day 1st March By Appointment Only**

**Nestled in the heart of Theydon Bois, this delightful three-bedroom semi detached family home offers a perfect blend of character and modern living. With off-street parking, a single garage, and lapsed planning permission for further extension, this is an ideal opportunity for families and professionals alike.**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Kitchen/Dining Area
- Off Street Parking
- Single Garage/Downstairs WC

Upon entering, you are welcomed by a spacious porch, providing ample storage for coats and shoes. The main reception room runs the full length of the house. The home has been thoughtfully extended to the rear, creating a stunning open-plan kitchen with vaulted ceiling and dining area, with bi-fold doors leading onto a decked patio, perfect for seamless indoor-outdoor living. A guest cloakroom completes the ground floor.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. Bedrooms one and two are generous doubles, with bedroom one featuring a large storage cupboard and bedroom two benefiting from built-in wardrobes. The third bedroom, a small double, is currently used as a study, offering a versatile space to suit your needs.

Externally, the south-east facing garden provides a peaceful retreat, featuring a decked area ideal for al fresco dining, with the remainder laid to lawn and surrounded by mature trees and shrubs. To the front of the house, the property benefits from a private driveway accommodating three vehicles, as well as a single garage.

For those seeking further potential, lapsed planning permission exists for a two-storey side, front, and rear extension, including a garage conversion and a Juliet balcony to the rear. Full details can be found under planning reference EPF/0465/18 on the Epping Forest planning portal.

### Location

Ideally positioned just 0.2 miles from Theydon Bois station on the Central Line, this home offers excellent connectivity to London while maintaining the charm of village life. The village boasts a variety of independent cafes, restaurants, traditional pubs,









## Forest Drive

Approx. Gross Internal Area 135.9 Sq M ( 1462.3 Sq Ft )

BUTLER & STAG



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.  
© @modephotouk www.modephoto.co.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.

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)