



Morgan Crescent, Epping, CM16

BUTLER & STAG



A beautifully presented four bedroom family house in an extremely desirable turning within the picturesque village of Theydon Bois.



Freehold

- Semi Detached Family Home
- Four Bedrooms
- Spacious Kitchen/Dining Area
- Study/Garage Area
- Off Street Parking
- Open Plan Kitchen

Accommodation comprises of a large and light living room, a separate study which is ideal for anyone needing to work from home and a spacious kitchen/dining area perfect for entertaining.

The first floor hosts four bedrooms and a family bathroom.

Externally there is ample off street parking for four cars, a garage, and a beautifully maintained garden that extends close to 180 ft.

Theydon Bois is a charming village with a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within just over ten minutes? walk and easy access to the M25 and M11.

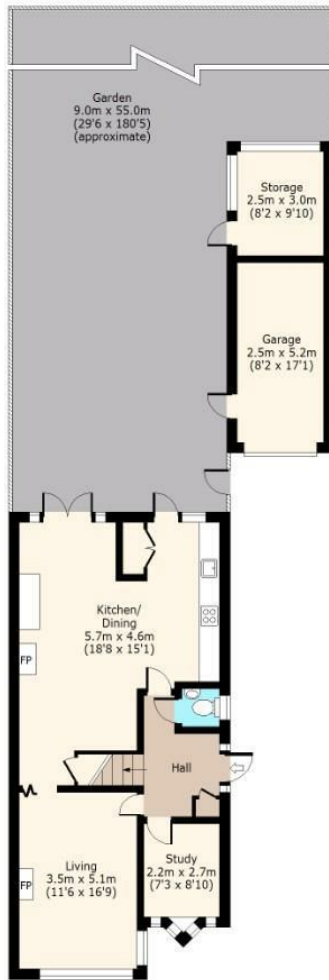




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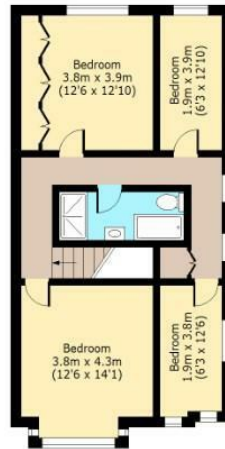
Ground Floor

Approx. 71.44 Sq. meters (769 Sq. feet)



First Floor

Approx. 68.65 Sq. meters (739 Sq. feet)



Total area(Including Garage/Storage): approx. 161.09 Sq. meters (1734 Sq. feet)
 Total area(Excluding Garage/Storage): approx. 140.09 Sq. meters (1508 Sq. feet)
 For illustration purposes only - not to scale
 www.ipaplus.com



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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 an 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.