Morgan Crescent, Epping, CM16

BUTLER & STAG

Guide Price £850.000 - £875.000

This delightful character semi-detached house has been in the same family for many years and will make the perfect home for a new family home situated in a first class sought after location.

Freehold

- Semi-Detached Family Home
- Three Bedrooms/Three Bathrooms
- Two Receptions/Study Room
- Stunning 160' Private Rear Garden
- Sought After Road
- Off Street Parking

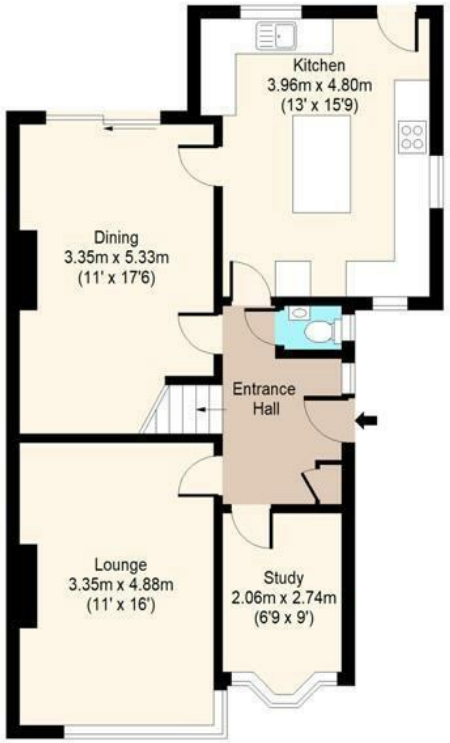
The accommodation is arranged over two floors spanning just over 1400 sq ft. The ground floor offers two formal reception rooms, a large kitchen/breakfast room, study room and t to complete, a guest cloakroom

Externally, the north facing rear garden extends to around 168' with a patio and the remainder being a flat and usable lawn. The front garden has a block paved driveway offering parking for five vehicles.

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.

Morgan Crescent,

Ground Floor
Approx. 67.54 Sq. meters (727 Sq. feet)



First Floor
Approx. 65.00 Sq. meters (700 Sq. feet)

Total area: approx. 132.57 Sq. meters (1427 Sq. feet)
For illustration purposes only - not to scale

www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of and 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.

BUTLER & STAG

01992 667666

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

theydon@butlerandstag.com

www.butlerandstag.uk