



BUTLER & STAG

Abridge Road | Theydon Bois

| CM16

A spacious and well maintained semi-detached family house in a premier location with a large rear garden and impressive living/entertaining space.

This delightful character house has been well maintained and cared for by the current owners and is situated in the highly sought after location of Theydon Bois and in walking distance of the village amenities and station. Accommodation is arranged over two floors comprising through lounge, a generous kitchen/breakfast room that opens to the garden, playroom/ study, utility and shower rooms.

- *Semi-Detached Family House* • *Four Bedrooms/ Three Bathrooms* • *Gated Off Street Parking* • *Secluded Rear Garden* • *Walking Distance To Village* • *Close To Tube*

Asking Price £650,000 | Freehold

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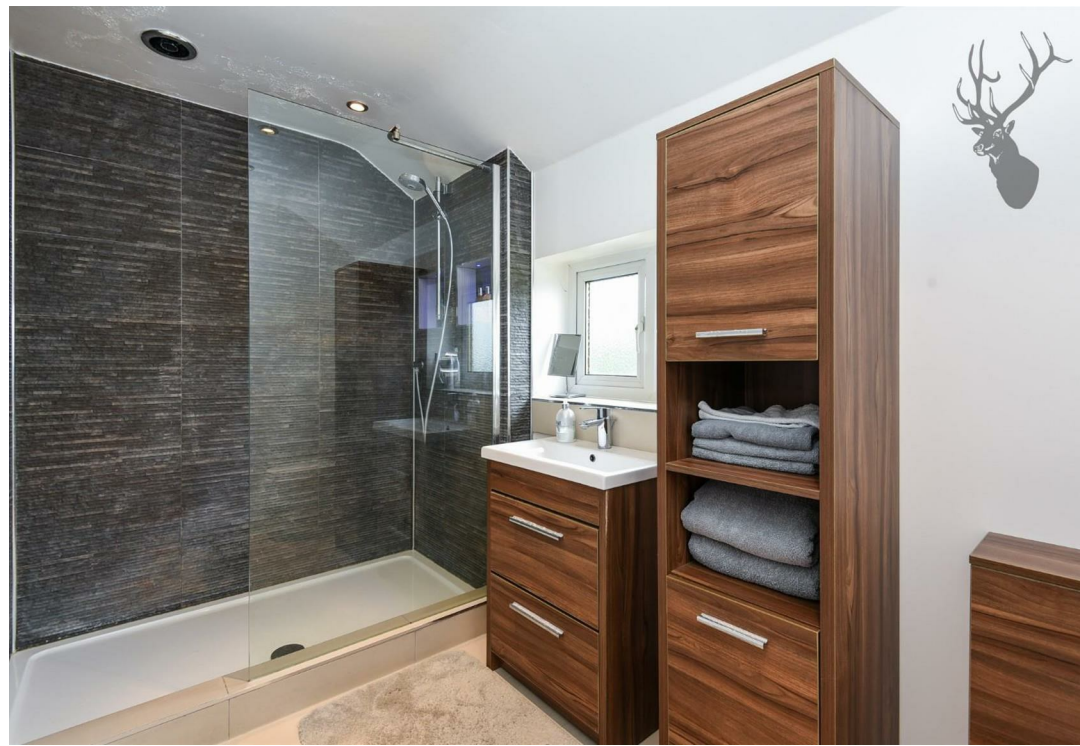
Accommodation is arranged over two floors comprising through lounge, a generous kitchen/breakfast room that opens to the garden, playroom/ study, utility and shower rooms. The first floor hosts four bedrooms, three of which are generous sized doubles with en-suite bathroom to the master and a further family bathroom. Further benefits include a secure gated driveway with ample off street parking, also the property has planning for a Single storey front extension and single storey rear extension,

Externally, the secluded rear garden extends to 82' approx, with patio, timber shed and the remainder laid to lawn.

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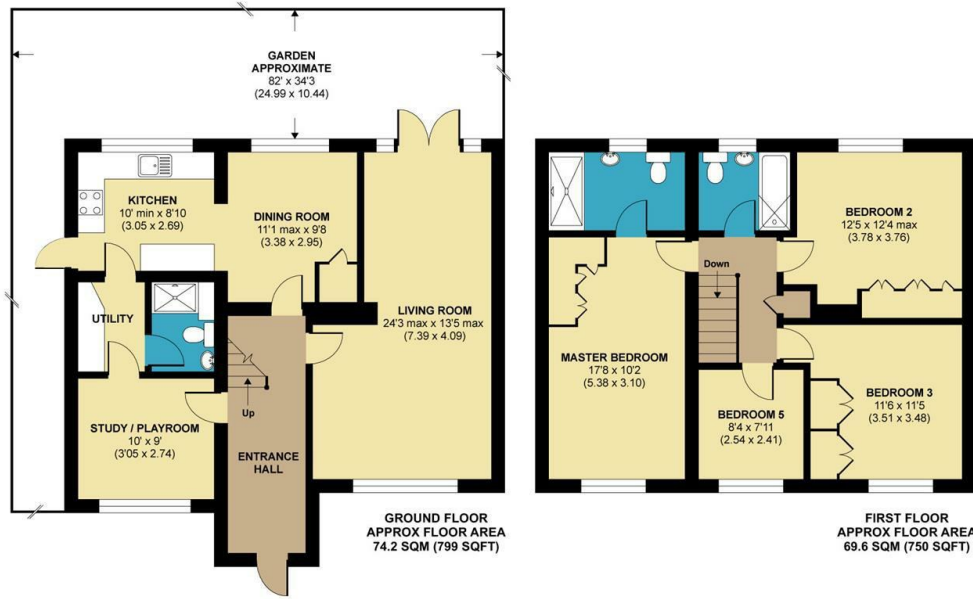
Local amenities include a good range of shops, pubs, restaurants and leisure facilities. There are several well regarded state and private schools within easy reach and good transport links into London from Theydon Bois Station (Central Line) all within close proximity.





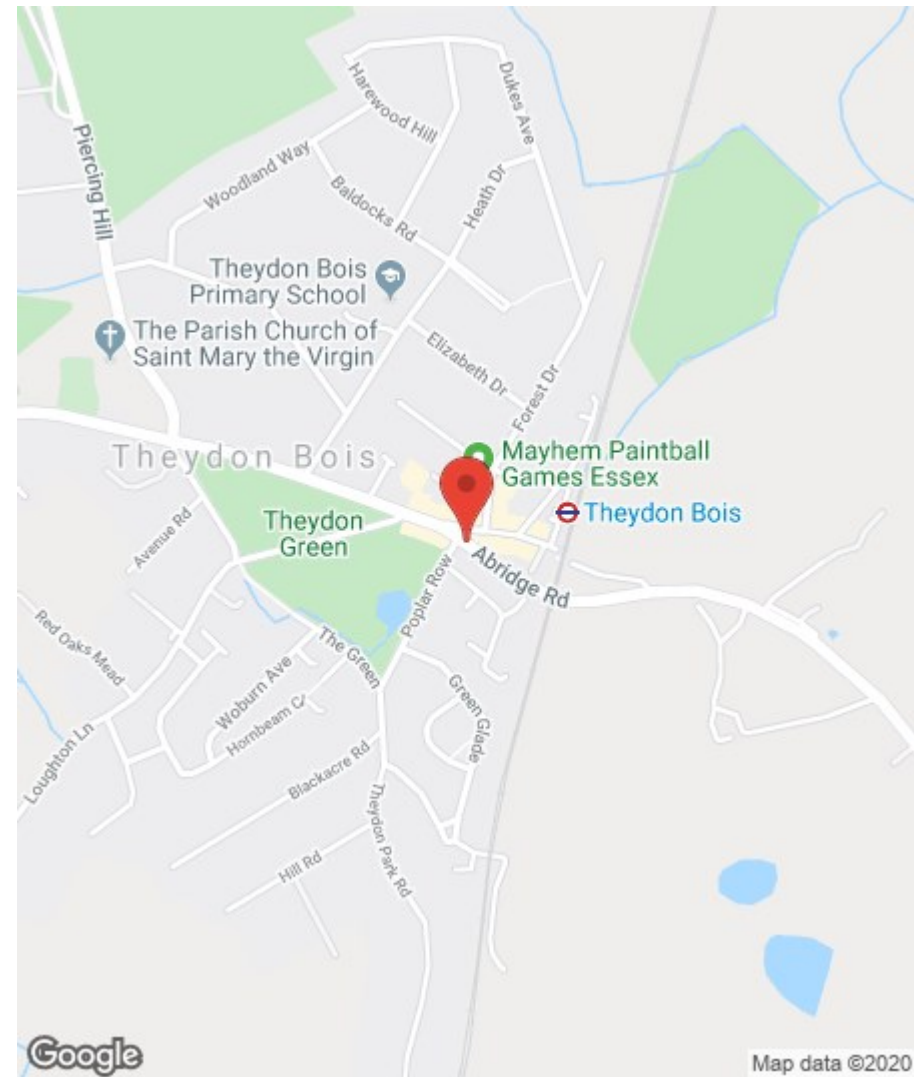
Abridge Road, Theydon Bois, Epping, CM16

APPROX. GROSS INTERNAL FLOOR AREA 1549 SQ FT 143.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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