Theydon Park Road, Epping, CM16

BUTLER & STAG

Guide Price £650,000 - £675,000

Desirably positioned adjacent to the duck pond and green, in the sought after village of Theydon Bois is this delightful three bedroom semi-detached home set just a short walk from the Tube Station and village shops.

Freehold

- Semi Detached Family Home
- Three Bedrooms/Two Bathrooms
- Two Receptions/Downstairs Bathroom
- Kitchen/Breakfast Area
- Off Street Parking
- Village Location

Accommodation comprises of two reception rooms, a downstairs bathroom, kitchen/breakfast room, utility room, under stairs storage cupboard, lounge which flows into the kitchen and offers a wonderful dual aspect entertaining space which acts as a focal point of this lovely home.

To the first floor, there are three generous double bedrooms accompanied by a family bathroom.

The rear garden boasts an East Facing aspect which extends close to 30' and also offers a storage shed.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori Nursery. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the Tube Station makes Central London very accessible.

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Approx. Gross Internal Area 115.1 Sq M (1238.4 Sq Ft)

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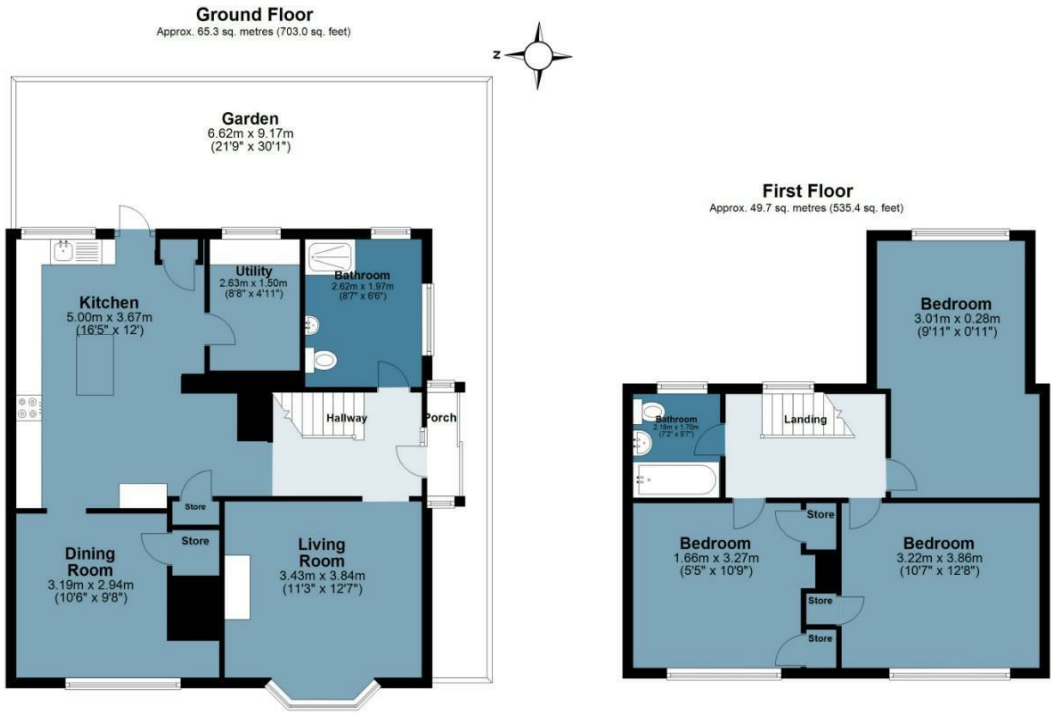

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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.

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