



**Theydon Park Road, Epping, CM16**

**BUTLER & STAG**



**A fantastic newly redecorated detached house in the heart of Theydon Bois, featuring four double bedrooms located in a prime position in the heart of this highly regarded village within easy walking distance of the Central Line tube station for swift access into the City, West End and beyond.**



- Detached House
- Four Double Bedrooms
- Three Bathrooms
- Extensive Living Space
- Newly Redecorated
- Prime Location

This wonderful modern property offers well-proportioned accommodation arranged over two floors including two living rooms, study/play room, kitchen/breakfast room, utility room and cloakroom. The first floor provides four double bedrooms, two with en-suite shower rooms and a further family bathroom.

A particular fine feature is the Westerly facing landscaped rear garden which is predominantly lawn with paved terrace and well stocked borders. There is also a large integral garage that is opened ended at the rear and ample off street parking to the front for multiple vehicles.

Theydon Park Road is regarded as a premier location within Theydon Bois, walking distance to central line station and the Village itself which hosts local shops two pubs, Epping Forest, children's park and the Village Green with duck pond. There are several well regarded state and private schools also within easy reach.

CGI visuals were created specifically for promotional use

Council Tax Band G





## Theydon Park Road

Approx. Gross Internal Area 211 Sq M ( 2271 Sq Ft )

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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.  
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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 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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