



Hill Road, Epping, CM16

BUTLER  STAG



**Sitting in the picturesque village of Theydon Bois, is this charming three-bedroom semi-detached family home. Charming Family Home in the Heart of Theydon Bois**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Light & Airy Rooms
- Spacious Lounge
- Off Street Parkign
- Stunning 260' Rear Garden

Spread over two spacious floors, this inviting family home offers generous living areas, featuring three well-sized bedrooms, a beautifully appointed family bathroom, and a separate WC for added convenience.

Adding to its appeal is a large, versatile loft room with the potential for conversion (STPP), offering the possibility of a fourth bedroom or additional living space. The true gem of this property is the expansive 260' private garden, perfect for relaxation and outdoor activities.

Situated in the charming village of Theydon Bois, known for its traditional character, this home enjoys proximity to the village green and iconic duck pond. The area boasts a well-regarded primary school, a variety of shops, pubs, restaurants, and recreational facilities, including cricket, tennis, and golf clubs.

Commute options are excellent, with Theydon Bois Central Line Tube Station just a short walk away, providing easy access to London. Conveniently located near major road networks, such as the M25 and M11, this property ensures smooth travel to surrounding areas.

This family home perfectly blends village charm with modern comforts, offering a rare opportunity for discerning families seeking a character-filled residence in an idyllic location.





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Approx. Gross Internal Area 117.5 sq. metres (1264.8 sq. feet)



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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