



**BUTLER & STAG**

Heath Drive | Epping  
| CM16

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*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 location.*

- *Semi Detached Family Home* • *Four/Five Bedrooms/Study* • *Two Large Receptions* • *South East Facing Garden* • *Kitchen/Dining Area* • *Close to Tube & Village Amenities*

*Asking Price £900,000 | Freehold*

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The accommodation is spaciouly arranged over two floors spanning just over 2000 sq ft, much larger than the average house of this style with a master bedroom with en-suite, three further bedrooms, a family bathroom, and a separate shower room.

The ground floor offers two formal reception rooms, a large kitchen/breakfast room, a study room and a further room than can be used as a bedroom, second study or utility room, with a guest cloakroom completes the ground floor

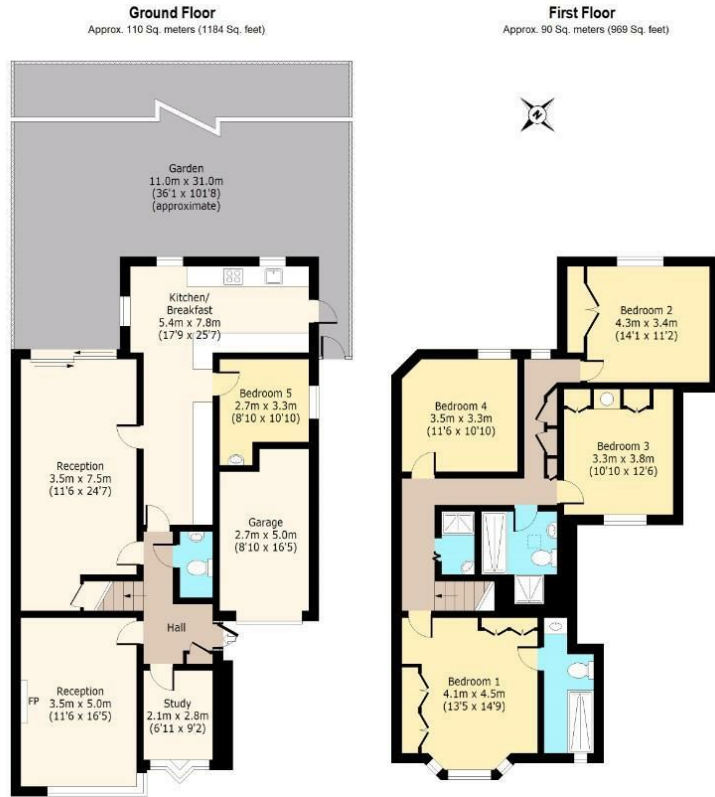
Externally, the South easterly facing rear garden extends to around 100' with a patio and the remainder being a flat and usable lawn. The front garden has a block paved driveway offering parking for three/four vehicles.

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.





Heath Drive,



Total area: approx. 200 Sq. meters (2153 Sq. feet)  
For illustration purposes only - not to scale  
www.lpaplus.com



# BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |  
theydon@butlerandstag.com | www.butlerandstag.uk

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	