Station Approach, Theydon Bois, CM16

BUTLER & STAG

A charming and spacious end of terrace four bedroom town house with a secluded, mature rear garden in a charming neighbourhood seconds from the tube.

Freehold

- End of Terrace Town House
- Four Bedrooms/ Two Bathrooms
- Garage & Off Street Parking
- Central Village Location
- Secluded Rear Garden
- Potential to Exend (STPP)

The ground floor comprises spacious entrance hall, guest cloakroom, utility closet and a smart kitchen/diner and conservatory both overlooking the garden.

The first floor provides a spacious living room, A large master bedroom with en-suite shower room currently used as a study/library. A further three bedrooms and family bathroom are found on the top (second) floor. Externally, there is integral garage block paved and hard standing driveway offering ample parking, and secluded garden. The property also benefits from having side access to the rear garden and excellent scope to extend (STPP).

The house is perfectly located for the village shops, pubs and restaurants and is around a two minute walk to the Central Line underground station. Bordered by the historic Epping Forest, with the busy neighbouring towns of Epping and Loughton close by, Theydon Bois still retains the charm and character of a quintessential village with its' strong community spirit, local activities, primary school, tennis club, cricket clubs ,golf club and large village green.

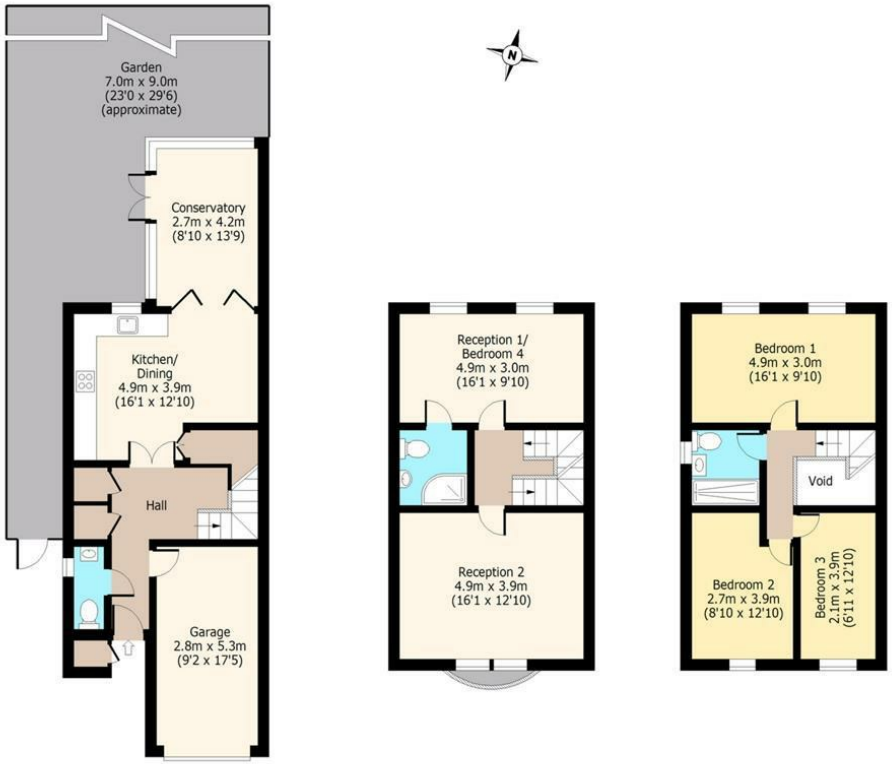
MR &
MRS
HAPPILY

Station Aproach

Ground Floor
Approx. 47 Sq. meters (506 Sq. feet)

First Floor
Approx. 45 Sq. meters (484 Sq. feet)

Second Floor
Approx. 45 Sq. meters (484 Sq. feet)



Total area (Including Garage): approx. 151 Sq. meters (1625 Sq. feet)
Total area (Excluding Garage): approx. 137 Sq. meters (1475 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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