Loughton Lane, Epping, CM16

BUTLER & STAG

Sold Off-Market! Archdale is a truly impressive and imposing detached bungalow with an abundance of charm and potential for further expansion, subject to the usual planning consents.

Freehold

- Detached Bungleow
- Three Bedrooms/Two Bathrooms
- Three Reception Rooms
- Detached Garage
- Utility Room/Downstairs WC
- Off Street Parking

This spacious home offers versatile living accommodation across two floors. On the ground floor, you will find three well-proportioned reception rooms, with the third incorporating a large kitchen/diner, perfect for family gatherings, family bathroom A separate utility room is conveniently located just off the kitchen, along with a separate WC. The ground floor also includes two comfortable bedrooms, one of which features an en-suite bathroom for added luxury.

Moving to the first floor, the space continues to impress with four generously sized bedrooms, three of which include fitted wardrobes, providing ample storage. A spacious family bathroom serves this floor, along with the added convenience of a second separate WC.

Outside, the property boasts a 95 ft north-west facing rear garden, offering plenty of space for outdoor living. The garden features an initial crazy paving patio, ideal for al fresco dining, leading onto a well-maintained lawn that extends to the rear fence. A detached garage provides additional storage and parking.

Located in the picturesque village of Theydon Bois, Archdale benefits from a tranquil setting arranged around a charming village green, complete with a duck pond and a host of community events throughout the year. The village offers a range of local shops for daily needs, as well as a selection of restaurants for dining out. Families will appreciate the proximity to a primary school and a Montessori nursery within the village. Sports enthusiasts will enjoy the local golf, tennis, and cricket clubs, while the nearby Tube Station ensures that Central London is easily accessible.

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Approx. Gross Internal Area 1501 Sq Ft - 139.44 Sq M
Approx. Gross Eaves Storage Area 137 Sq Ft - 12.73 Sq M
Approx. Gross Storage Area 158 Sq Ft - 14.68 Sq M
Approx. Gross Garage Area 310 Sq Ft - 28.80 Sq M

Ground Floor

Floor Area 1327 Sq Ft - 123.28 Sq M

First Floor

Floor Area 174 Sq Ft - 16.16 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 30/8/2024

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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