



BUTLER & STAG

Slade End | Epping
| CM16

GUIDE PRICE £670,000-£685,000

A charming and spacious mid terrace four bedroom town house with a secluded, mature rear garden in a prime location of Theydon Bois village seconds from the tube.

- *Freehold Townhouse* • *Four Bedrooms/ Two Bathrooms* • *Garage & Off Street Parking* • *West Facing Garden* • *Prime Village Location* • *Versatile*

Layout

Price Guide £670,000 | Freehold

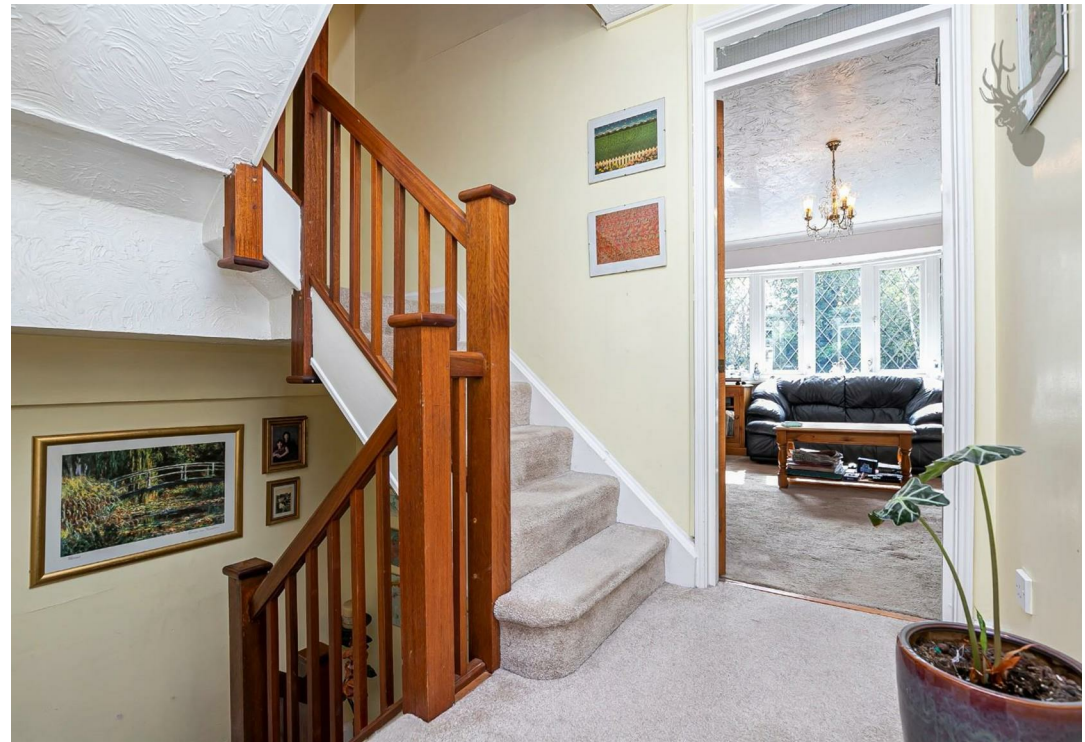
The ground floor comprises; spacious entrance hall, guest cloakroom, utility closet and a large kitchen/diner overlooking the garden.

The first floor provides a generous living room, master bedroom with en-suite shower room overlooking the rear garden. A further three bedrooms and family bathroom are found on the top (second) floor.

Externally, there is integral garage, landscaped front garden/ block paved hard standing driveway offering ample parking and a secluded westerly facing rear garden.

Slade End 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 it's strong community spirit, local activities, primary school, tennis club, cricket clubs ,golf club and large village green.



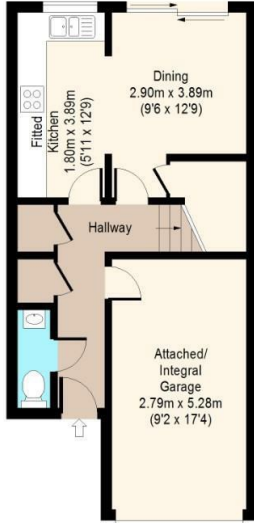




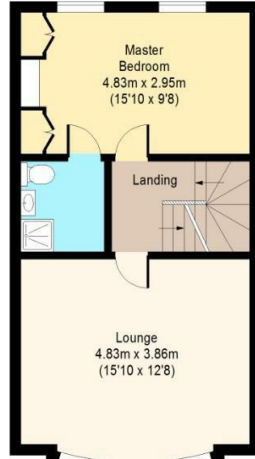
Slade End



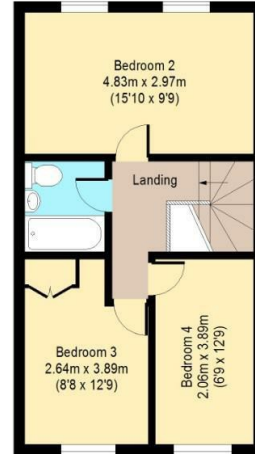
Ground Floor
Approx. 46 Sq. meters (495 Sq. feet)



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



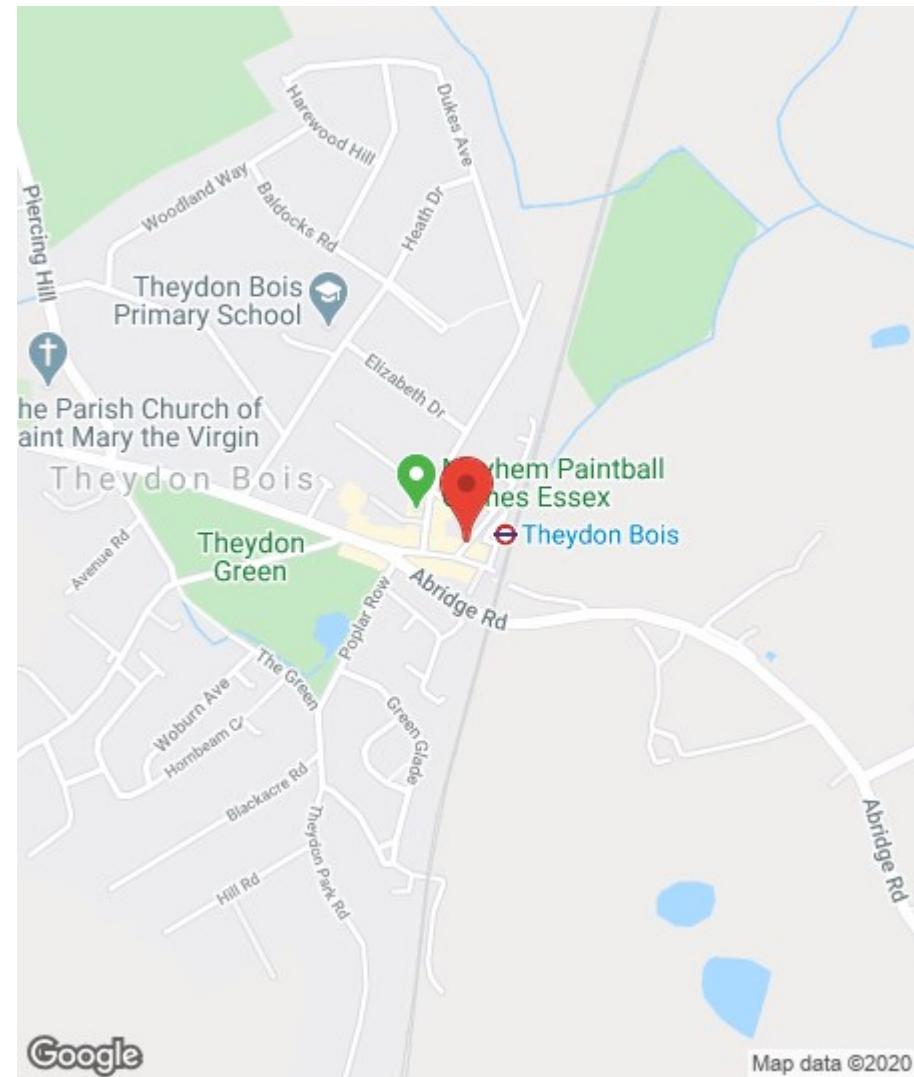
Second Floor
Approx. 43 Sq. meters (463 Sq. feet)



Garden
6.00m x 10.50m
(19'8" x 34'5")
(approximate)

Total area (Including Garage): approx. 134 Sq. meters (1442 Sq. feet)
Total area (Excluding Garage): approx. 119 Sq. meters (1281 Sq. feet)
For illustration purposes only - not to scale

www.ipaplus.com



BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		