



Coppice Row, Epping, CM16

BUTLER & STAG



## Open Day Saturday 25th June - By Appointment Only

Situated in the highly sought-after village of Theydon Bois on arguably one of Theydon's most premier roads, is this wonderfully presented four bedroom detached chalet-style bungalow spanning circa 3200 sq ft.



## Freehold

- Detached Chalet-Style Bungalow
- Four Bedrooms/ Two Bathrooms
- Double Garage
- Three Reception Rooms
- 120 Ft South Facing Rear Garden
- Off-Street Parking For Five Vehicles

Forest View is an impressive and imposing detached home and even still has plenty of scope for expansion subject to the usual planning consents. Upon entering the property you are greeted by a lobby area extending over 20 ft in length then allowing access into the main hallway of the house.

The ground floor accommodation comprises of three reception rooms the third of these also incorporates the kitchen/diner. There is also a separate utility located off the kitchen and a separate shower room to complete the downstairs.

The first floor is equally as impressive offering four good sized bedrooms with three accompanying fitted wardrobes, a spacious family bathroom and the added bonus of a second separate w/c.

Externally, the 121 ft south facing rear garden offers an initial crazy paving patio which then leads onto a well maintained lawn extending to the back fence. The gardens boundary offers various shrubs and trees planted by the current owner a number of years ago to provide maturity and privacy. The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Coppice Row is one of Theydon Bois' most prestigious roads and contains some of the area's finest properties. It lies within easy reach of local amenities including the Tube Station, shops and Forest.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori Nursery. Theydon Bois also has a





## Coppice Row,



### Ground Floor

Approx. 136.28 Sq. meters (1467 Sq. feet)  
(Excluding Garage)



### First Floor

Approx. 94.11 Sq. meters (1013 Sq. feet)



Total area (Including Garage/ Garden Room): approx. 293.47 Sq. meters (3159 Sq. feet)

Total area (Excluding Garage/ Garden Room): approx. 230.39 Sq. meters (2480 Sq. feet)

For illustration purposes only - not to scale

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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.