



Orchard Drive, Epping, CM16

BUTLER & STAG



**Guide Price £1,050,000 -  
£1,100,000**

**A lovely semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.**



## Freehold

- Semi Detached Family Home
- Two Reception Rooms
- South Facing Rear Garden
- Central Village Location
- Five Bedrooms
- Utility Room
- Off-Street Parking & Garage
- Chain Free

Spanning close to 1560 sq ft this five-bedroom home has the benefit of a lovely, mature, and well-stocked 90' southeast-facing garden, an attached garage, and plenty of off-street parking space.

The ground floor comprises a large through lounge/diner which could be returned to two rooms if preferred, a separate dining room, a fitted kitchen that leads onto the cloakroom/utility room, and access to the integral garage also can be found on the ground floor.

On the first floor, five bedrooms and a family bathroom are all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

Externally, a brick-paved forecourt provides off-road parking with side access taking you to the beautiful rear garden which has a patio area spanning across the width of the garden.

A fabulous location being in Theydon Bois village, it's surrounded by beautiful countryside and the extensive, ancient beech forest of Epping Forest. Theydon Bois charming village also offers a traditional green and duck pond, well regarded primary school, a range of shops, pubs, and restaurants, cricket, tennis, and golf clubs, as well as many other clubs and societies. Transport links to London are excellent with the Central line station within just over ten minutes walk (0.6 miles). A 40-minute train ride on the Central Line to Central London and Liverpool Street Station and a 46-minute ride to Oxford Circus/West End, along with easy access to the M25 and M11 (33 minutes to Stansted Airport via the M11).

Council-Epping Forest

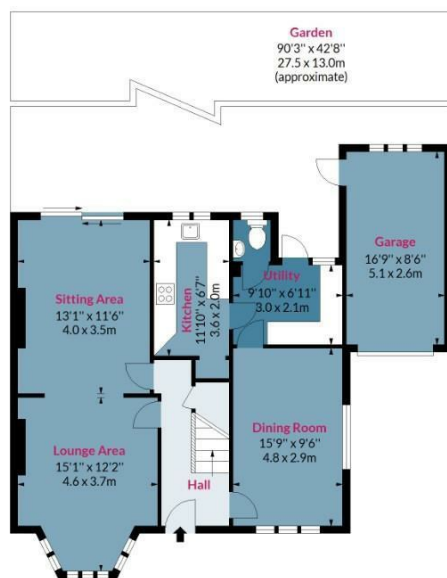




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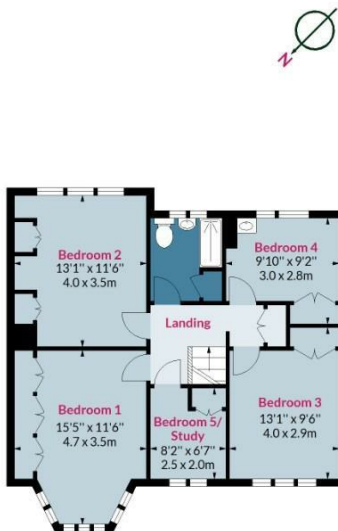
Approx. Gross Internal Area 1558 Sq Ft - 144.74 Sq M

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### Ground Floor

Floor Area 872 Sq Ft - 81.01 Sq M



### First Floor

Floor Area 686 Sq Ft - 63.73 Sq M



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.

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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.