Theydon Park Road, Epping, CM16

BUTLER & STAG

Guide Price £500,000-£525,000. Desirably positioned adjacent to the duck pond and green, in the sought after village of Theydon Bois is this delightful two bedroom terraced house set just a short walk from the Tube Station and village shops.

Freehold

- Two Bedroom Mid-Terraced House
- Separate Reception Room
- First Floor Bathroom
- Huge Potential For Extension
- Off Street Parking & Generous Frontage
- Superb Position Next To Village Green

With the potential to extend, this spacious house is arranged over two floors. Accommodation comprises of a newly fitted kitchen/breakfast room, under stairs storage cupboard, lounge which flows into the the kitchen and offers a wonderful dual aspect entertaining space which acts as a focal point of this lovely home.

To the first floor, there are two generous double bedrooms accompanied by a family bathroom with a separate W/C.

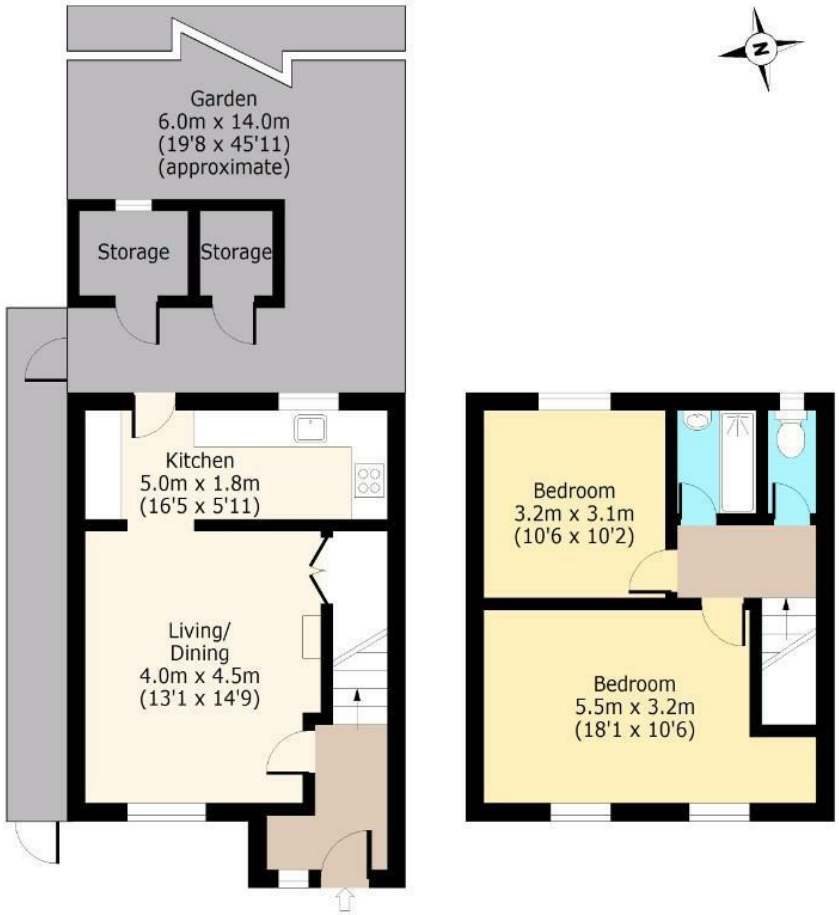
The rear garden boasts an East Facing aspect which extends close to 50' and also offers two storage cupboards upon immediate entry to the garden which lends itself to fantastic storage for the likes of bikes/garden tools and children's toys.

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 sporting atmosphere with its golf, tennis and cricket clubs, whilst the Tube Station makes Central London very accessible.

Theydon Park Road

Ground Floor
Approx. 34.74 Sq. meters (374 Sq. feet)

First Floor
Approx. 35.77 Sq. meters (385 Sq. feet)



Total area: approx. 70.51 Sq. meters (759 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 and 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 guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk