



BUTLER & STAG

Slade End | Epping
| CM16

Guide Price £350,000 - £375,000

Located in the heart of the beautiful village of Theydon Bois and just a minute walk from Theydon Bois tube station is this two bedroom ground floor apartment.

- *Ground Floor Flat • Two bedrooms/One Bathroom • Large Lounge/Separate Kitchen • Own Front Door • Communal Gardens/Garage • Chain Free*

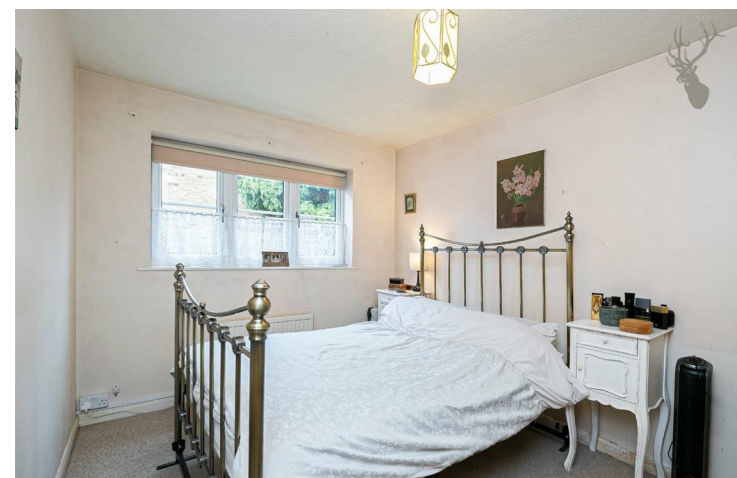
Price Guide £350,000 | Leasehold

Accommodation comprising, entrance hall with guest cloakroom, two bedrooms, separate kitchen, a large living room, and a family bathroom. There is potential for putting your own stamp on the property, perfect for a first time purchase.

Externally, you have your own proportion of garden at the front of the property and you have a well presented communal garden to the rear, you have the added bonus of a garage with a parking space.

Slade End is a much sought after address in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs, restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

This property is offered with no onward chain.

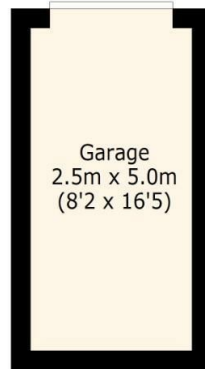
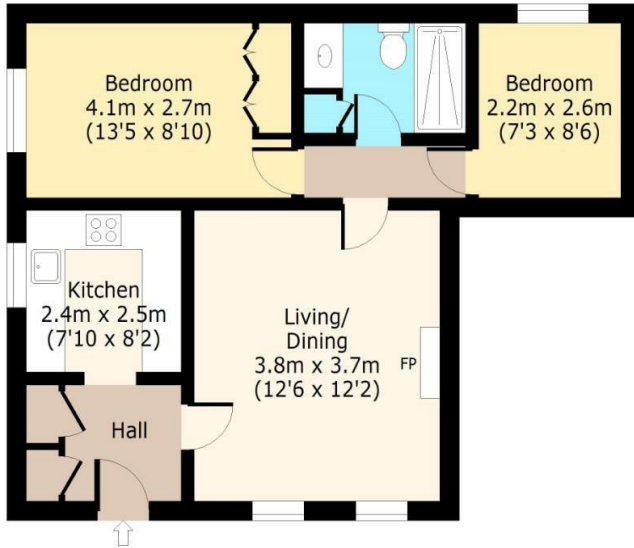




Slade End,

Ground Floor

Approx. 52 Sq. meters (560 Sq. feet)



Total area (Excluding Garage): approx. 52 Sq. meters (560 Sq. feet)

Total area (Including Garage): approx. 64 Sq. meters (689 Sq. feet)

For illustration purposes only - not to scale

www.lpaplus.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		
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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	