



Piercing Hill, Epping, CM16

BUTLER & STAG



Situated in the highly sought-after village of Theydon Bois on arguably the most premier road, is this wonderfully presented four bedroom detached house has been completely refurbished throughout by the current owners.



Freehold

- Detached Family Home
- Completely Refurbished
- Off Street Parking
- CCTV/ Alarm Security System
- Four Bedrooms
- Open Plan Kitchen / Dining
- Over 2,000 sq ft
- Potential to Extend (Stpp)

Accommodation is arranged over two floors comprising of the spacious entrance hall, formal living room sitting at the front of the property, exceptional kitchen/breakfast room flowing into the open plan living/dining room, utility room and cloakroom.

The first floor is equally as impressive offering a master bedroom with stunning views over the north facing rear garden which benefits from an en-suite bathroom and fitted wardrobes. There are three further double bedrooms which are serviced by the modern family bathroom.

The owners have taken great care and pride in the refurbishment works at the property all appear brand new making this the ideal turnkey opportunity.

Externally, the 72 ft rear garden comprises an extensive, elevated patio area which is ideal for alfresco dining borders with a wide selection of trees and shrubs with the remainder laid to lawn. To the front of the property, the wide-secluded driveway provides private parking for five plus vehicles.

The frontage is secured by a five bar electric gate, giving complete privacy from passers-by and complimenting the deeply set-back position of the house from the road.

Across the road Epping Forest a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the largest public open space in the London area. At almost 6,000 acres, it is a popular area for recreation and enjoyment. It is a great place to walk or ride bicycles. It is also of national and international conservation importance, with two thirds of it being designated a Site of Special Scientific Interest and a Special Area of





Piercing Hill

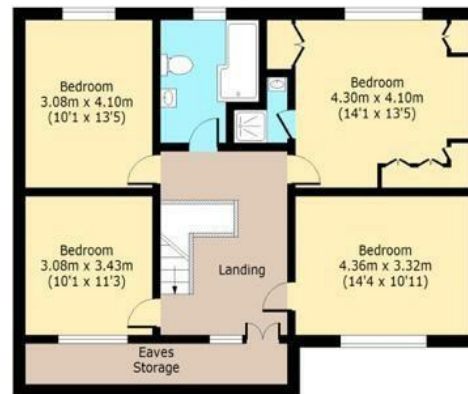
Ground Floor

Approx. 114 Sq. meters (1227 Sq. feet)



First Floor

Approx. 84 Sq. meters (904 Sq. feet)



Total area(Including Eaves Storage): approx. 204 Sq. meters (2196 Sq. feet)
Total area(Excluding Eaves Storage): approx. 198 Sq. meters (2131 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