Baldocks Road, Epping, CM16

BUTLER & STAG

Guide Price £1,200,000 - £1,250,000

This fabulous four bedroom semi-detached family home is immaculately presented and offers flexible living accommodation coupled with a superb garden and fantastic location.

Freehold

- Semi-Detached Family Home
- Stunning Throughout
- Utility Room/Downstairs Shower Room
- CHAIN FREE
- Four Bedrooms/Three Bathrooms
- Open Plan Kitchen/Dining Area
- South Facing Garden

The property comprises of a large lounge, an open-plan modern kitchen/dining room with bi-fold views looking onto the garden, a spacious utility room, a shower room with WC, with an added bonus of a storage area.

On the first floor includes four generous sized bedrooms and two family bathroom all located directly off the landing.

Externally, a brick pave forecourt provides off street parking for three vehicles. A special feature of the property is the 108ft South facing rear garden that is very well stocked with a variety of trees and shrubs, with a central lawn and an excellent size patio area. At the end of the garden you will find a beautiful garden room which is being used as a games room but can be used for many things.

Perfectly located for the village shops, pubs and restaurants and around a five minute walk to the Central Line Underground Station. Bordered by the historic Epping Forest, with the busy neighbouring towns of Epping and Loughton close by, Theydon Bois still retains the charm and character of a quintessential village with its strong community spirit, local activities, nearby golf, tennis cricket clubs plus of course, the centrepiece village green and pond.

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Approx. Gross Internal Area 1810 Sq Ft - 168.15 Sq M
Approx. Gross Garden Room Area 258 Sq Ft - 23.97 Sq M

Ground Floor

Floor Area 983 Sq Ft - 91.32 Sq M

First Floor

Flocr Area 827 Sq Ft - 76.83 Sq M

RICS Certified Property Measurer

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.

lpaplus.com

Date: 14/8/2023

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.

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