



Hornbeam Road, Epping, CM16

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**Guide Price £875,000 - £900,000**

**This superb property has been thoughtfully extended and improved by the current owners to create a spacious and versatile home. The ground floor offers two welcoming reception rooms, a study, a downstairs cloakroom, and a fully fitted kitchen with a dining area—perfect for both family life and entertaining.**



## Freehold

- Link Detached Family Home
- Well Presented
- Garage/Study
- Four Bedrooms
- Spacious Kitchen/Dining Area
- South East Facing Garden

Upstairs there are four bedrooms, two of which are generous doubles, along with a well-presented family bathroom.

Externally, the property is approached via a private driveway providing off-street parking and access to a single garage, which benefits from integral access through the study. To the rear, the south-facing garden enjoys excellent natural light throughout the day and features a patio area with the remainder laid to lawn, offering a peaceful setting for outdoor relaxation.

Theydon Bois is a picturesque and highly desirable village lying two miles south of Epping and around fifteen miles north-east of London. The village green, complete with its duck pond, is surrounded by attractive cottages and lies adjacent to Epping Forest, providing beautiful open spaces for walking and leisure. The village offers a range of amenities including a primary school, golf course, village hall, two pubs and several restaurants.

Hornbeam Road is a quiet residential turning ideally located within the village. Transport links are excellent, with the Central Line station approximately 0.4 miles away, the M25 (Junction 26) about four miles and the M11 (Junction 5 southbound) approximately 4.5 miles. There are three well-regarded schools within a one-mile radius—Theydon Bois Primary, Davenant Foundation and Hereward Primary—while Coopersale Hall School and Bancroft's School are also within easy reach.







## Hornbeam Road

Approx. Gross Internal Area 137.7 Sq M ( 1482.5 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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