



P R I M E R E S I D E N T I A L

P R E S E N T S

Theydon Bois



elliott **E | J** james

Theydon Bois

“ Elliott James are delighted to announce the sale of this extraordinary detached family residence set within 1.8 acres of mature grounds nestled between the wonderful village of Theydon Bois and the vibrant town of Epping. This property boasts five spacious double bedrooms, large quadruple garage, stunning views of the Essex countryside and is within easy reach of multiple major transport links providing swift access into the City and West End. It is also important to note that this residence has planning permission to extend, re-develop and improve the current property. The plans can be found online under the reference EPF/1523/23.

The current accommodation is arranged over two floors with the ground floor comprising of an imposing entrance hall, spacious kitchen diner complete with Sub-Zero fridge & freezer as well as a full-sized drinks cooler. This room has access onto the rear patio through French doors as well as side access to the garages. The ground floor also includes a bright study, modern cloakroom, separate dining room and two further large reception rooms all of which benefit from a spectacular garden aspect. The wonderful staircase leads to the first-floor landing where you are met with five well-proportioned double bedrooms. Three of these double bedrooms benefit from en suite bathrooms while the principal bedroom also benefits from dressing room and uninterrupted countryside views. The accommodation on this floor is completed with a large family bathroom.

This plot offers wonderful seclusion and is approached via a picturesque countryside lane. As you turn into the property you are greeted by a large gated entrance, a sweeping driveway and a spacious quadruple garage. This combination provides a plethora of off-street parking perfect for large family gatherings such as birthdays or weddings. The property's acreage is made up of mostly laid to lawn and mature trees and shrubberies with a spacious patio at the rear perfect for alfresco dining. ”

With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 5478.00 sq ft	Type House - Detached	Style Traditional
Bedrooms 5	Receptions 4	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band H

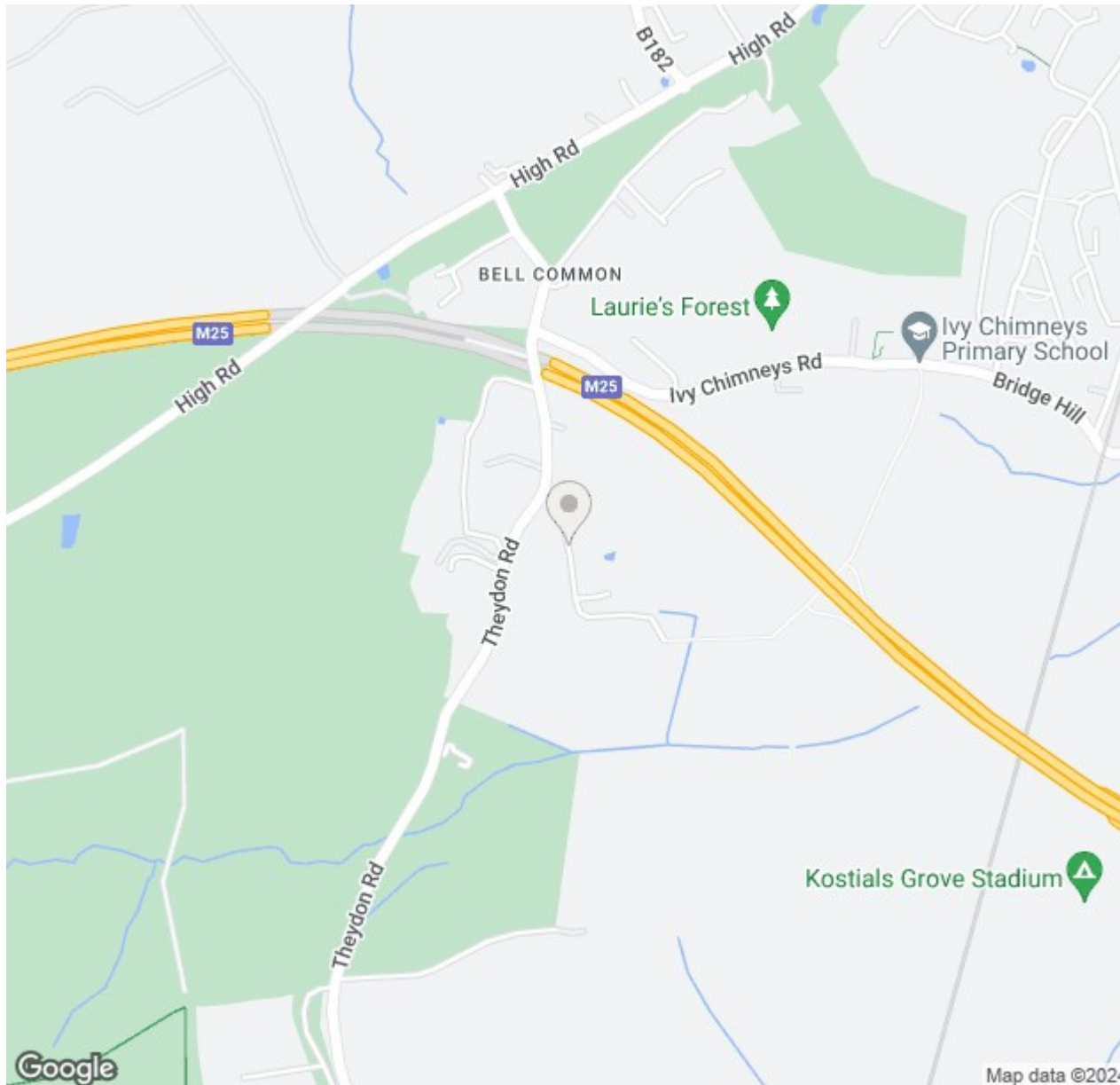
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 2325 SQ FT, 216 m², FLOOR 2: 2260 SQ FT, 210 m²
 GARAGE: 893 SQ FT, 83 m²
 TOTAL: 5478 SQ FT, 509 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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		
	78	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

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