



The Green, Epping, CM16

BUTLER & STAG



**Guide Price £950,000 -
£1,000,000**

**Detached family home
located in one of Theydon
Bois most sought-after
turnings within easy reach
of the village amenities, and
spanning over 1780 sq ft.**



Freehold

- Detached Family Home
- Spacious Living Area
- CHAIN FREE
- Three Bedrooms
- Downstairs WC/Office
- Off Street Parking

The ground floor boasts a distinguished array of spaces, featuring a distinct kitchen, a refined dining area, and a captivating living room adorned with a bay-fronted window. Ascending to the first floor reveals three generously proportioned and luminous bedrooms, accompanied by a well-appointed family bathroom.

This property presents an exceptional opportunity, highlighted by its expansive garage accessible from both the front and interior of the residence. The rear of the property showcases a predominantly lush lawn garden, embellished with a tasteful array of shrubs and bushes.

Nestled within the esteemed locale of The Green in Theydon Bois, this residence offers unparalleled convenience, with the central line station just a leisurely stroll away, providing seamless connectivity to the City, Canary Wharf, and the West End. Theydon Bois Village itself epitomizes quintessential charm, boasting an assortment of local boutiques, two inviting pubs, and the idyllic expanse of Epping Forest. Additionally, residents can relish in the amenities of a children's park and the vibrant Village Green, which plays host to an array of events throughout the year. Furthermore, the area is renowned for its esteemed selection of both state and private schools, all within effortless reach.

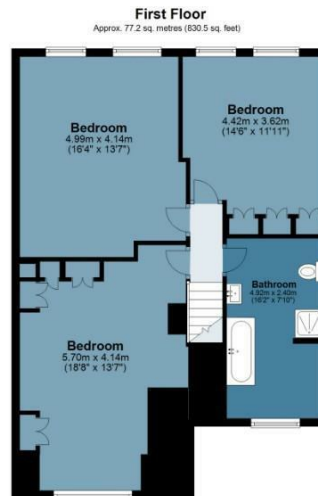




Theydon View

Approx. Gross Internal Area 167.7 Sq M (1805.2 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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