



Coppice Row, Epping, CM16

BUTLER & STAG





**Guide Price £900,000 -  
£1,000,000**

**Opportunity to own a  
detached three-bedroom  
home nestled in the highly  
sought-after location of  
Theydon Bois.**



## Freehold

- Detached Family Home
- Spacious Throughout
- 100ft Rear Garden
- Three Bedrooms
- Potential to Extend (stpp)
- Walk-In Distance To Central Line Station

Upon entry, you are greeted by a porch and entrance hall leading seamlessly into the inviting living room, adorned with a striking brick fireplace—perfect for cosy evenings. The flow continues into the spacious kitchen/dining area, complemented by a utility room, WC, conservatory, and pantry, ensuring practicality meets comfort effortlessly. Additionally, a garage with both internal and external access offers further convenience.

Ascending to the first floor, three generously sized double bedrooms await, each exuding warmth and character. A well-appointed family bathroom awaits, boasting a separate bath and shower, with an adjacent room housing a toilet for added convenience.

The allure of this property extends beyond its walls, as a sprawling 100ft north-facing garden awaits at the rear. Enveloped by lush greenery, including manicured lawns and verdant shrubbery, this outdoor haven provides a serene retreat. Furthermore, the garden seamlessly transitions into the enchanting expanse of Epping Forest, offering boundless opportunities for exploration and enjoyment of nature's splendor.

Positioned gracefully on its private driveway, the property welcomes you with off-street parking capable of accommodating multiple vehicles—a coveted feature in this bustling area. With substantial space both inside and out, this home presents boundless potential, including the possibility of extension, subject to planning permissions.

Embraced by the charm of this picturesque village, this residence offers the quintessential blend of tranquility and urban convenience, boasting proximity to local amenities and the Central Line station, whisking you to London in just 20









# Coppice Row

Approx. Gross Internal Area 173.5 sq. metres (1867.3 sq. feet)



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  
© @modephoto.uk www.modephoto.co.uk



☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

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.

[www.butlerandstag.uk](http://www.butlerandstag.uk)