



Coppice Row, Epping, CM16

BUTLER & STAG





**Guide Price £2,250,000 - £2,500,000**

**This stunning five bedroom detached house is located in a most highly sought-after part of Theydon Bois. Within easy reach to Theydon Bois village and Central Line Station, major motorway links, excellent schools and local amenities of both Theydon Bois and Epping.**



## Freehold

- Five Bedroom House
- Detached
- Heart of Theydon Bois
- Modern
- Driveway
- Beautiful Garden

A magnificent detached five bedroom house in the heart of Theydon Bois.

Accommodation provides a generous reception hall, spacious living room, separate kitchen/diner fitted with luxury appliances, utility room, family room with a home cinema and a downstairs basement area

On the first floor, are four double bedrooms featuring built in wardrobes, main bedroom with en-suite bath and a walk-in wardrobe and all other rooms with en-suite bathrooms

On the second floor, is the loft room with a dressing room and an en-suite bathroom.

To the rear is a beautiful garden, of ample size yet easily maintainable. There is an expansive patio area ideal for entertaining

The frontage allows off street parking for vehicles and incorporates a separate garage.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. Schooling in the area is excellent and includes several well-regarded state and private schools. Theydon Bois also has a sporting atmosphere with its golf, tennis, and cricket clubs, whilst the tube station makes central London very accessible.

Epping Forest is a spectacular natural area to have on the doorstep. Stretching 12 miles from Manor Park, in East London, to just north of Epping in Essex, it is the







## Beaulah House

Approx. Gross Internal Area 377.9 Sq M ( 4068 Sq Ft )

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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.

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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