



Hill Road, Epping, CM16

BUTLER & STAG





**Guide Price £1,750,000 - £1,800,000**

**Located in the charming and sought-after area of Theydon Bois, this detached residence offers a perfect blend of tranquility and community spirit. Situated within a peaceful no-through-road, this home benefits from a generously-sized garden with an overall plot of 0.408 acres, yet it is only 0.5 miles away from the tube station.**



## Freehold

- Detached Family Home
- Multiple Reception Rooms
- Substantial Garden
- Walking Distance To Central Line Station
- Five Bedrooms/Two Bathrooms
- Spacious Throughout
- Parking For Multiple Vehicles

The appeal of this property extends beyond its location. The home offers ample scope for extension and improvement, allowing you to create a living space tailored to your needs. The owners have added a master bedroom suite, carried out a single-storey rear extension, converted the garage into a utility room, increased the size of the kitchen, and altered the layout of the accommodation to enhance its sociable and entertaining-friendly design, emphasizing the home's suitability for gatherings and family life.

Theydon Bois is arranged around its picturesque village green, featuring a duck pond and hosting various events throughout the year. Local shops cater to daily needs, and a selection of restaurants provide dining options. The village boasts a primary school and a Montessori nursery, making it ideal for families. Additionally, Theydon Bois has a strong sporting atmosphere, with golf, tennis, and cricket clubs. The tube station ensures central London is easily accessible, adding to the convenience of this delightful village setting.

This property offers a unique opportunity to enjoy a spacious home in a vibrant and welcoming community. Contact us today to arrange a viewing and experience the charm of Theydon Bois for yourself.





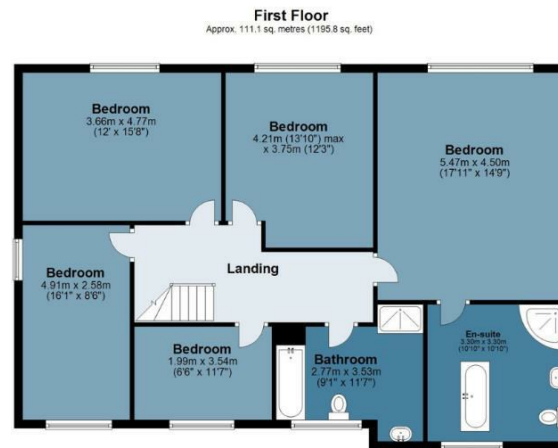
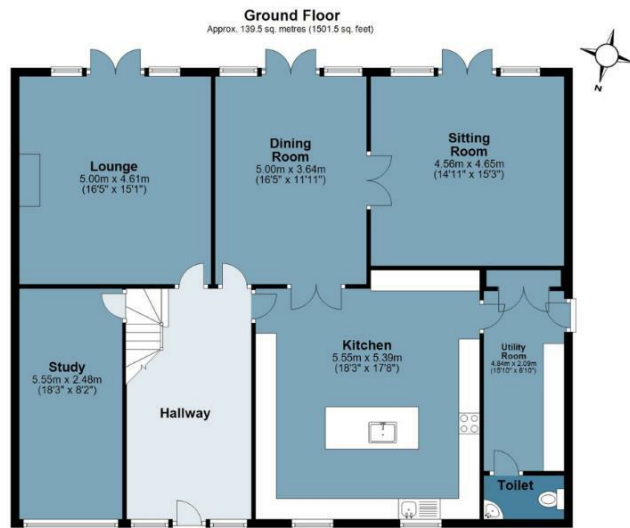




# Hill Road



Approx. Gross Internal Area 250.6 sq. metres (2697.3 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  
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☎ 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.

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