



**Dukes Avenue, Epping, CM16**

**BUTLER & STAG**





**Nestled in the charming and highly desirable village of Theydon Bois, this beautifully presented five-bedroom semi-detached home offers generous living space, ideal for family life. Just a short walk from local shops, the central village green, and the tube station, this property provides both convenience and a fantastic community atmosphere.**



## Freehold

- Semi Detached Family Home
- Five Bedrooms/Two Bathrooms
- Well Presented
- Spacious Kitchen/Dining Area
- Off Street Parking/Utility Room
- Potential To Extend (stp) Room

The ground floor boasts a welcoming entrance hallway, a cloakroom WC, and a useful utility storage area. The home features multiple reception areas, including an elegant formal living room with a feature fireplace, a bright and airy dining room opening onto the south-facing garden, and additional versatile living spaces. The fully fitted kitchen breakfast room is well-equipped with integrated appliances, including twin double ovens.

Upstairs, the first-floor landing leads to five well-proportioned double bedrooms, two of which include built-in wardrobes. A stylish family bathroom and a separate shower room complete the upper level.

Externally, the front of the property benefits from a block-paved driveway and an additional parking area. The beautifully maintained rear garden enjoys a southerly aspect, featuring a patio area and steps leading to a generous lawn—perfect for entertaining and family enjoyment. Additional features include double glazing and gas central heating.

Dukes Avenue is a prime residential street, perfectly positioned for all local amenities. Theydon Bois is a picturesque village known for its central green, complete with a duck pond, and a variety of shops, pubs, and restaurants. Well-regarded schools, including Theydon Bois Primary School, Davenant Foundation School, and Epping St Johns, are within easy reach. The property offers excellent transport links, with Theydon Bois Central Line station providing direct access to London and the M25 (Junction 26) just a short drive away.



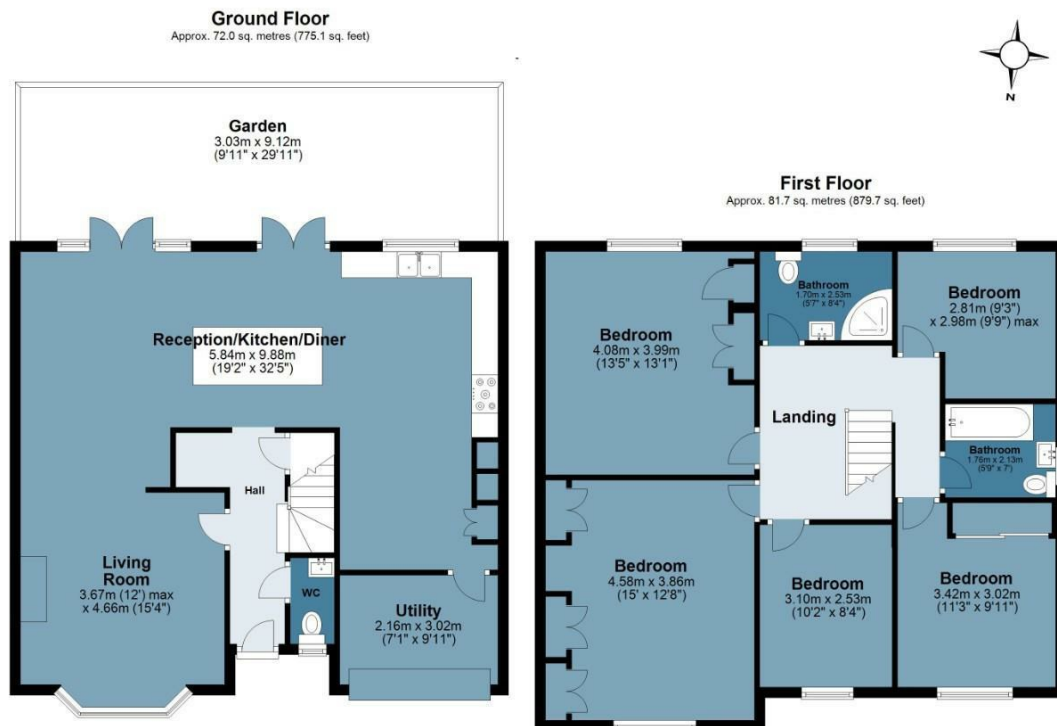




## Dukes Avenue

Approx. Gross Internal Area 153.7 Sq M ( 1654.8 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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