



**Theydon Park Road, Epping, CM16**

**BUTLER & STAG**





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**Freehold**

**Price Guide £1,000,000**

Situated on the desirable Theydon Park Road in Theydon Bois, Essex, this exceptional 0.37-acre plot presents a rare opportunity for buyers. The site comes with approved planning permission for a spacious detached residence, offering an ideal setting for creating a bespoke family home in a sought-after area.

This opportunity is especially suited for buyers or families looking to design and build their own residence, tailored to personal tastes and lifestyle needs. With ample space for a custom layout and outdoor living, this plot offers the freedom to craft a dream family home in one of Essex's most charming and well-connected villages.

The plot benefits from picturesque views across the open Essex countryside, creating a peaceful and scenic backdrop for daily life. Additionally, it's a short drive from Theydon Bois village where you'll find a selection of local shops, restaurants, traditional pubs, and the convenient Theydon Bois train station, providing easy access to London and surrounding areas.





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.

Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
the details below

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