

Daniel
Frank





Pinch Brick Cottage Coppice Row Theydon Bois, Epping, CM16 7DS

Offered to the market chain free is this delightful period cottage just 0.7 miles from Theydon Bois Central Line Station.

The property is arranged over two floors, full of charm and character throughout. The ground floor accommodation comprises of a welcoming living room with stripped wooden flooring, a feature fireplace, and a wood burner. A kitchen with a built in Rangemaster cooker, Bosch washing machine and Smeg fridge/freezer, a conservatory, and a panelled bathroom with a roll top bath. Upstairs there are two bedrooms.

Externally there is a beautiful courtyard style rear garden with various seating areas and a detached barn style garage. The garage offers further potential to convert/extend subject to the usual planning permission.

Coppice Row is extremely well positioned within walking distance to local amenities and Theydon Bois Central Line Station. Access into the ever popular Epping Forest is close by providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

The property is not listed and is believed to date back to approximately 1850.

Tenure Freehold
Council Epping Forest





Your Next Chapter



Your Next Chapter

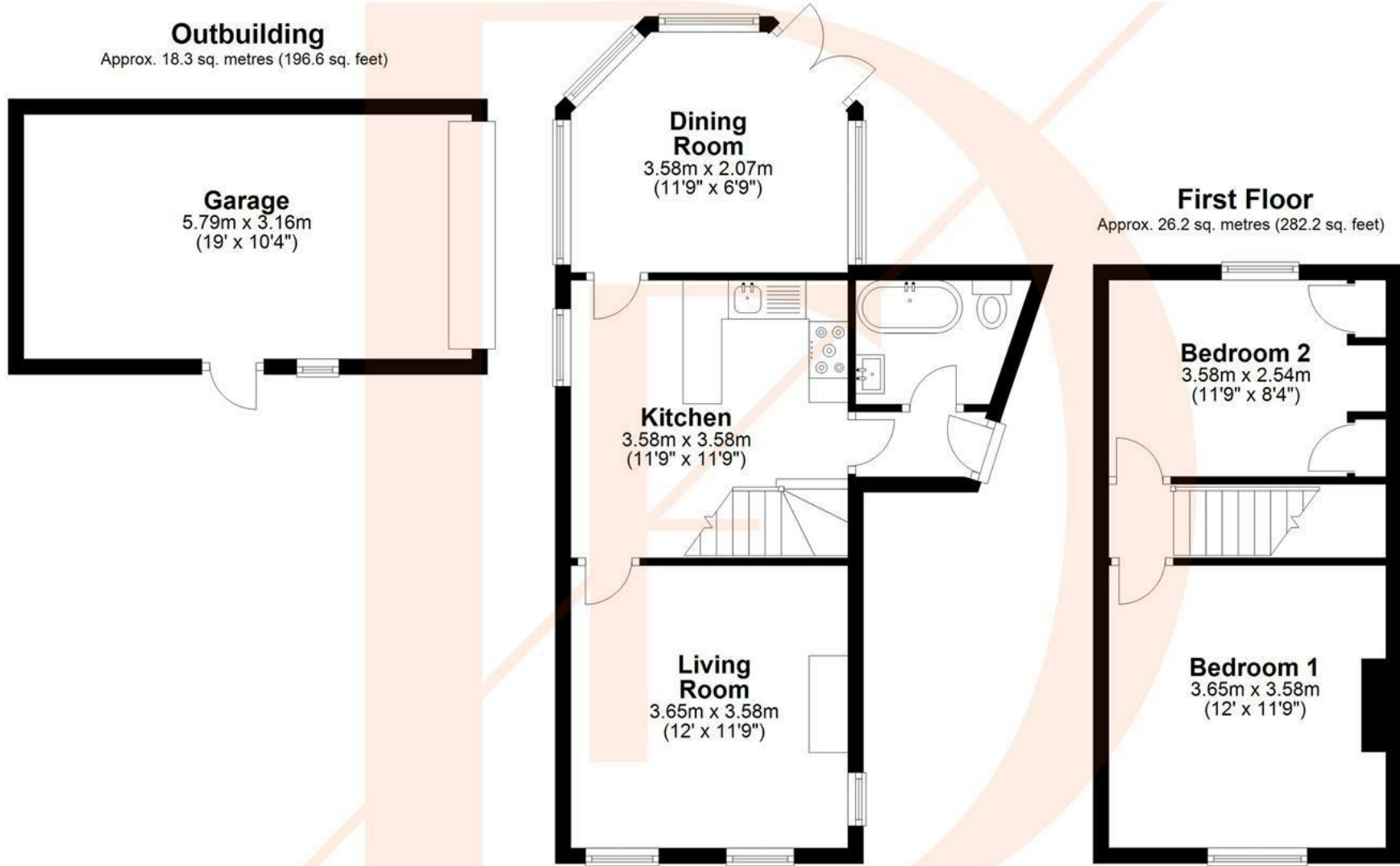


Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)

Outbuilding

Approx. 18.3 sq. metres (196.6 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY THEYDON BOIS?

Theydon Bois is an incredibly popular village with a good selection of local amenities including a variety of shops, pubs and restaurants. Theydon Bois Central Line Station provides easy access into The City and West End. Liverpool Street is approximately a 37-minute journey by train. There is a typical village green complete with a duck pond, a park and a well-regarded golf course. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. Epping Forest provides vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The M25 and M11 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

