



Sidney Road
Theydon Bois | Epping | Essex | CM16 7DT

FINE & COUNTRY



KEY FEATURES

This detached house is situated in a sought after, quiet road that backs onto a deer sanctuary in the village of Theydon Bois. Boasting over 3000 square feet of accommodation the house sits back from the road via a large driveway that is bordered by beautifully manicured hedges.

Within the village has a Central Line station for when you want to commute to London and in the heart of the village is the green, where events are held during the summer and at Christmas, creating a wonderful sense of community.

Stepping inside the house you are greeted with a spacious entrance hall that leads to all the ground floor rooms. The ground floor offers flexible accommodation that is perfect for larger families that want to find their own space, but still have plenty of room to gather and entertain in. There is even a very useful lift to take you to the first floor.

Upstairs you will find four double bedrooms, three of which are fitted with en-suite bath or shower rooms and a good size single. There are also 2 separate cloakrooms to help with the morning rush.

A superb house that is close to all the amenities Theydon Bois has to offer, this is a real must see!





SELLER INSIGHT

“ We have lived in this house very happily for many years now. We have loved the location, we are in a quiet cul-de-sac with a deer sanctuary at the bottom of the garden and tennis courts and cricket fields at the side.

The neighbours have been very friendly and helpful, with parties for the whole road at Christmas and in the middle of summer.

We shall be very sorry to leave and are only moving because the house, although it is bright and warm, is now too big for us. *



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Travel information

Theydon Bois Underground Station 0.6 miles
 Canary Wharf 18.8 miles
 Stansted Airport 19.3 miles

Leisure & Facilities

Theydon Bois Golf Club 02085022923
 Theydon Bois Cricket Club 01992 812292
 Theydon Bois Tennis Club 01992 814044
 Nuffield Health Fitness and Wellbeing Gym 020 8498 1600
 Epping Golf Course 01992572289

Healthcare

Parkview Surgery Health Care Centre 020 8698 6566
 St Margaret's Hospital 01992561666

Education

Primary Schools
 Theydon Bois Primary School 01992 813083
 Ivy Chimneys Primary School 01992 578162
 Coopersale Hall Junior 01992577133
 Epping Primary School 01992 572408

Secondary Schools

Epping St John's School 01992 573028
 Debden Park High School 02085082979
 Coopersale Hall Senior 01992577133
 Davenant Foundation School 02085080404

Entertainment

Pubs and restaurants
 Theydon Bois Balti House 01992 813850
 Queen Victoria 01992 812392
 The Bull 01992 812145
 Indian Ocean 01992 812658

Local Attractions/ Landmarks

Theydon Bois Deer Sanctuary
 Theydon Bois Earthwork
 Epping Forest
 Hopeful Animal Sanctuary



Ground Floor

- Entrance Hall
- Cloakroom
- Sitting Room 15'0 x 12'4 up to bay window
- Study 8'7 x 7'10
- Play Room 12'0 x 7'1
- Lean To 27'6 x 6'2
- Kitchen/Breakfast Room 31'5 x 14'1 reducing to 9'4
- Dining Area 10'8 x 18'10 reducing to 11'1
- Family Room 17'5 x 11'9
- Lounge 12'0 x 28'9

First Floor

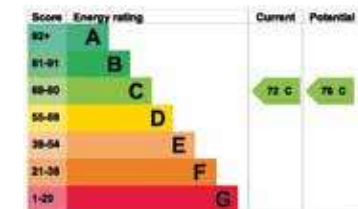
- Landing
- Cloakroom
- Bedroom 1 20'2 x 11'11
- En-Suite Bathroom
- Bedroom 2 20'2 x 11'8 reducing to 10'2
- En-Suite Bathroom
- Bedroom 3 15'1 x 12'5
- En-Suite Shower Room
- Bedroom 4 12'4 x 9'2
- En-Suite Cloakroom
- Bedroom 5 11'9 x 6'6

Outside

- Off Street Parking
- Front Garden
- Rear Garden

£ 1,500,000

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 04.06.2024





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