



Morgan Crescent, Theydon Bois, Epping

Price Guide £1,400,000

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ESTATE AGENTS

Welcome to this charming and spacious four bedroom home located on tree lined Morgan Crescent in the picturesque village of Theydon Bois with its village green, duck pond and local shops only a short walk from part of Epping Forest and for commuters a short walk from the Central Line Station for the City and West End.

The current owners have overseen the full extension and transformation of this property finished to a high standard with an eye for detail to provide spacious family accommodation.

On entry is a spacious reception hall with a walk-in boot cupboard, downstairs cloakroom and doors leading the principle rooms. The formal living room boasts a feature fireplace, study and double doors from the hall open to an impressive open plan fitted kitchen/family and dining room. This is the centrepiece of the accommodation with bi-fold doors to the rear garden, air conditioning, wood floor with underfloor heating, the kitchen area features a range of fitted wall and base units with cupboards and drawers under, a large feature island with an inset butler style sink, integrated dishwasher, fridge, freezer and a dual fuel range style cooker. In the living area there is a wood burner. From the kitchen area is the utility room.

The first floor features a landing with Velux windows and a glass balustrade. Doors lead to the spacious master bedroom with double doors and a Juliet glass guard and an Ensuite Shower Room, The second bedroom also enjoys an Ensuite Shower Room, there are two further double bedrooms and a luxury family bathroom.

The rear garden is approximately 180'(unmeasured) in length established with a variety shrubs beds trees, patio and lawned areas. To the front is off street parking. Viewing advised to appreciate this property.





Entrance Hall

Cloakroom
5'0" x 6'9" (1.53m x 2.07)

Boot Room
6'4" x 10'11" (max) (1.94m x 3.33m(max))

Study
11'2" x 6'3" (3.42m x 1.91m)

Living Room
16'3" x 10'11" (4.96m x 3.33m)

Kitchen/Dining/Family Room
31'0" x 24'2" (9.45m x 7.39m)

Utility Room
8'3" x 7'2" (2.52m x 2.20m)

First Floor: Landing

Master Bedroom
16'11" x 12'0" (5.16m x 3.68m)

Ensuite Shower Room
6'11" x 4'9" (2.13m x 1.47m)

Bedroom Two
10'5" x 13'5" (3.20m x 4.11m)

Ensuite Shower Room
3'9" x 7'1" (1.16m x 2.16m)

Bedroom Three
14'3" x 12'0" (4.35m x 3.68m)

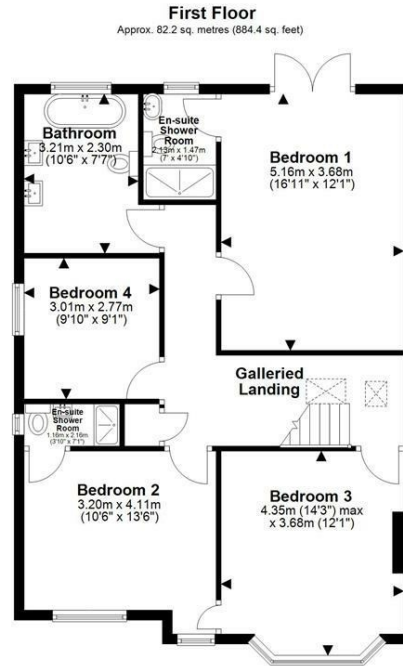
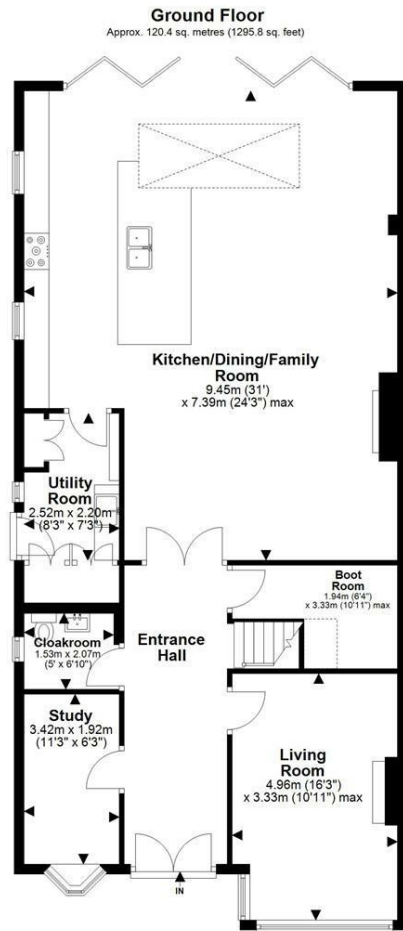
Bedroom Four
9'10" x 9'1" (3.01m x 2.77m)

Family Bathroom
10'6" x 7'6" (3.21m x 2.30m)

Front Garden with Off Street Parking

Rear Garden
approximately 180' (unmeasured)
(approximately 54.86m (unmeasured))

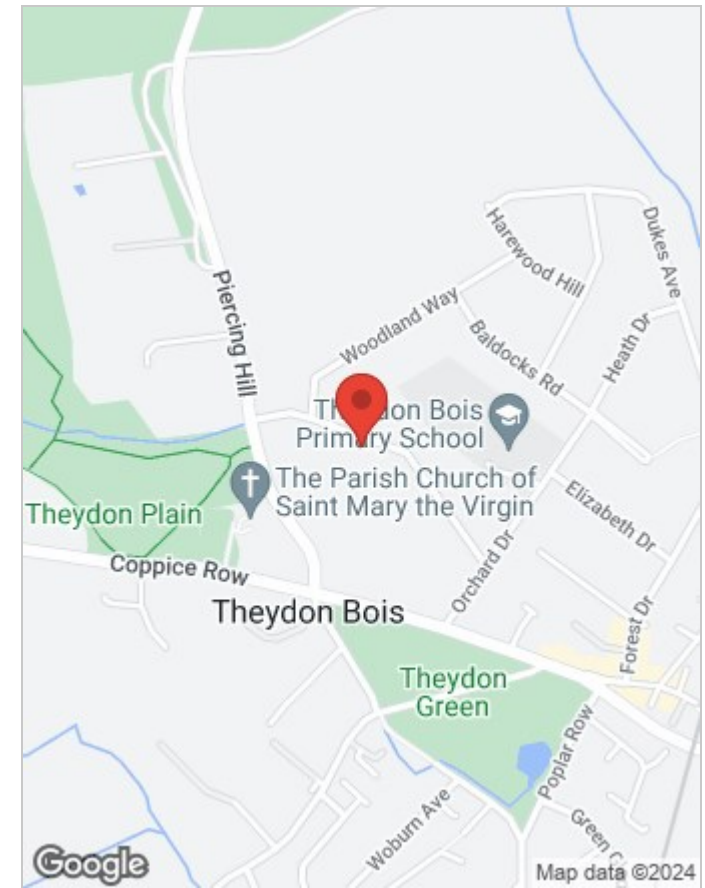




- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Total area: approx. 202.5 sq. metres (2180.1 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		81	EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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