



Theydon Grove, Epping
Guide Price £875,000



MILLERS
ESTATE AGENTS

**** PRICE GUIDE £875,000 - £895,000 ****
STUNNING TOWN HOUSE ** JUST OFF THE HIGH STREET **
SHORT WALK TO THE STATION ** CHAIN FREE **
EXCELLENT CONDITION THROUGHOUT ** DRIVEWAY & GARAGE

Nestled in the highly desirable location of Theydon Grove, Epping, this charming Georgian-style townhouse offers a perfect blend of elegance and modern living. Spanning an impressive 1,674 square feet, this versatile property is arranged over three floors, providing ample space for families or those seeking a comfortable home.

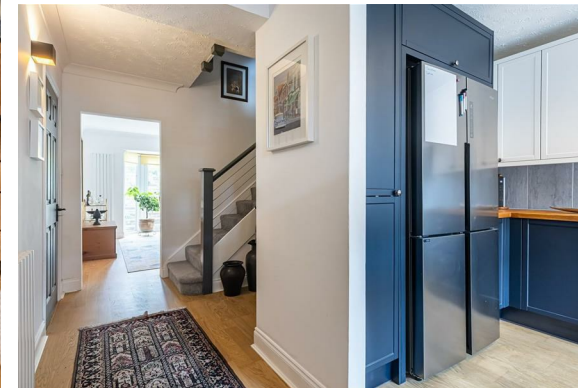
Upon entering the ground floor, you are greeted by an integrated fitted kitchen, leading to a stunning dining room. This inviting space features double doors and large windows that overlook the beautifully maintained rear garden, creating a bright and airy atmosphere. Additionally, a convenient ground floor cloakroom and an integral tandem garage, which also serves as a utility area, enhance the practicality of this home.

The first floor boasts a remarkable lounge, complete with a feature fireplace that adds a touch of warmth and character. This level also accommodates two generously sized double bedrooms and a family bathroom, making it ideal for family living or hosting guests.

Ascending to the top floor, you will find the master bedroom, which includes a dressing area and an en-suite bathroom, providing a private retreat for relaxation, plus a fourth bedroom or study.

The exterior of the property is equally appealing, with a paved front garden that allows parking for two vehicles. The rear garden is a true oasis, featuring a patio area that leads to a lush lawn, surrounded by mature shrubs and flower borders. For those who enjoy outdoor living, a raised decked patio area offers the perfect spot for unwinding in the sun.

This delightful townhouse not only offers a comfortable and stylish living space but also benefits from its prime location atop the High Street, making it an excellent choice for those seeking a vibrant community atmosphere.





Entrance Hall

Kitchen

11'5" x 7'5" (3.48m x 2.26m)

Cloakroom

4'8 x 4'1 (1.42m x 1.24m)

Dining Room

14'1" x 11'8" (4.28m x 3.56m)

Garage /Utility

28'7" x 8'0" (8.72m x 2.44m)

First Floor Landing

Living Room

11'10" x 20'1" (3.61m x 6.12m)

Bedroom 3

12'0" x 9'1" (3.67m x 2.76m)

Bedroom 2

11'10" x 10'6" (3.61m x 3.20m)

Bathroom

7' x 6'8 (2.13m x 2.03m)

Second Floor Landing

Bedroom 4

8'6" x 11'3" (2.59m x 3.42m)

Bedroom 1

13'8" x 13'1" (4.16m x 3.98m)

Dressing Room

8'11" x 6'8" (2.73m x 2.04m)

En-suite Bathroom

8'6 x 8'4 (2.59m x 2.54m)

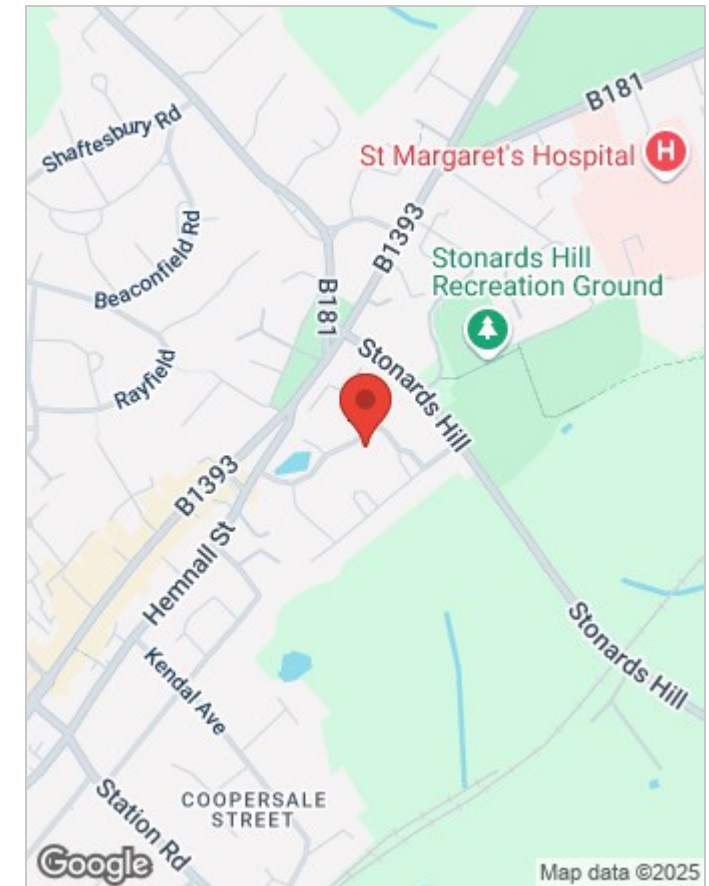
EXTERIOR

Front Driveway

Rear Garden

40'5 x 21'3 (12.32m x 6.48m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	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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