

CHURCHILL
estates





Abridge Road

Asking Price £1,250,000

Bedrooms: 5 | **Receptions:** 1 | **Bathrooms:** 3

Tenure: Freehold

Floor Area: 2195.00 sq ft

Local Authority: Epping Forest

Council Tax Band: G

- Semi-detached family home
- Five bedrooms & Three bathrooms
- Gated driveway
- Theydon Bois Underground Station is approximately 0.8 miles away
- Downstairs WC
- Impressive open plan reception room
- Double garage
- Well maintained rear garden
- Further potential to extend STPP
- No onward chain









Situated along Abridge Road in the popular village of Theydon Bois, this substantial five-bedroom semi-detached family home has been extended to the rear and now offers just over 2,100 sq ft of internal accommodation.

The ground floor offers excellent living space, with a particularly impressive open-plan reception room measuring just over 45ft in length. This provides plenty of room for both living and dining areas, making it ideal for family life and entertaining. The kitchen/dining room is also generous in size, offering ample space for a dining table, with access through to the double garage. There is also a downstairs WC.

To the first floor are five good-sized bedrooms, two of which benefit from en-suite shower rooms, along with a family bathroom.

Externally, the rear garden features a raised block-paved patio area which steps down onto a lawn, providing a good amount of outdoor space. To the front, there is a gated driveway offering off-street parking for multiple vehicles, together with the benefit of a double garage.

The property is located within the popular village of Theydon Bois, which offers a range of local shops, pubs and amenities. Theydon Bois Underground Station is approximately 0.8 miles away, providing Central Line services into London, whilst the larger town of Epping is also within easy reach and offers a wider selection of shops, restaurants and leisure facilities. The area is also well served by a choice of primary and secondary schooling.

The property is offered chain free.





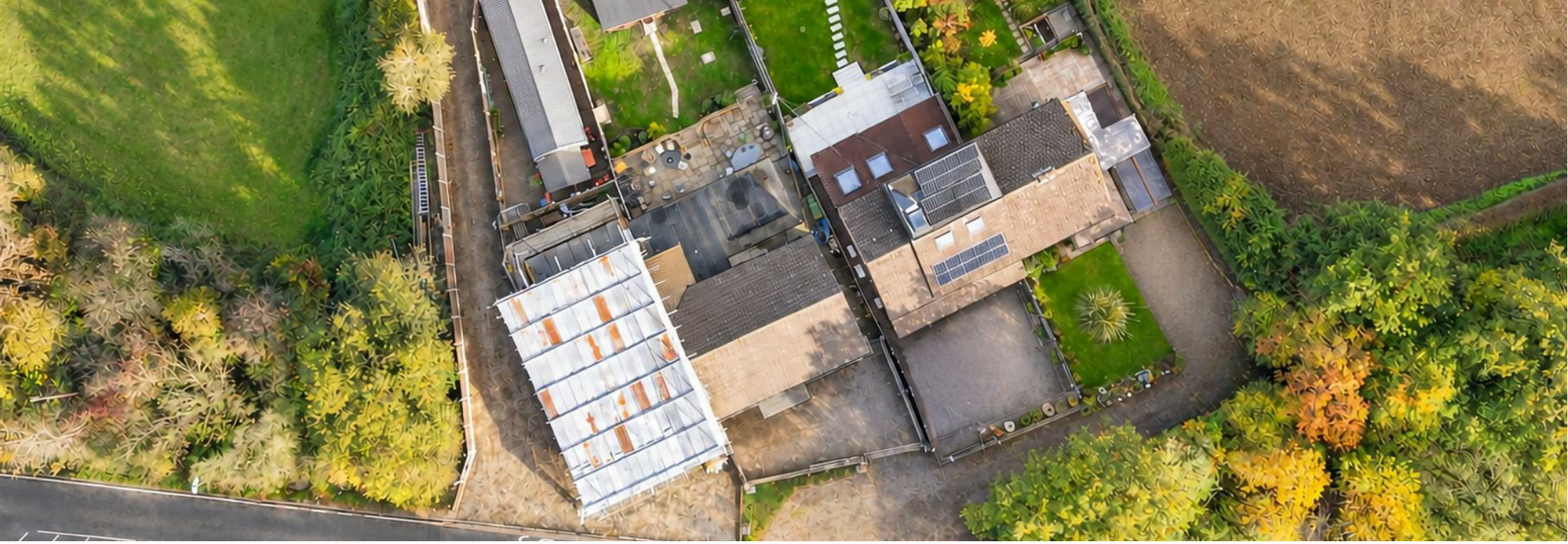
















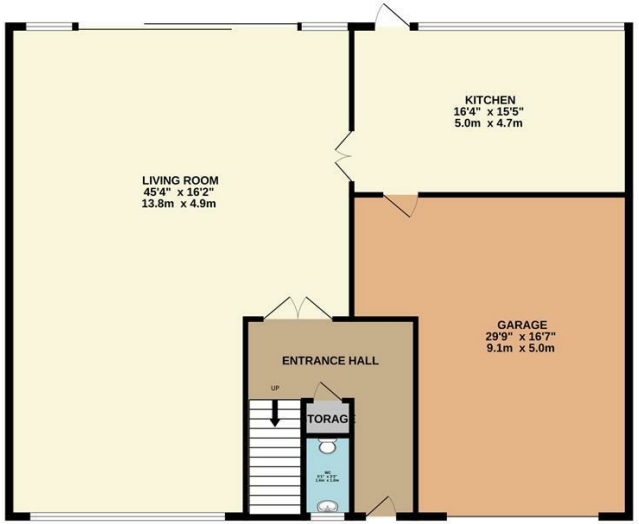








GROUND FLOOR



1ST FLOOR

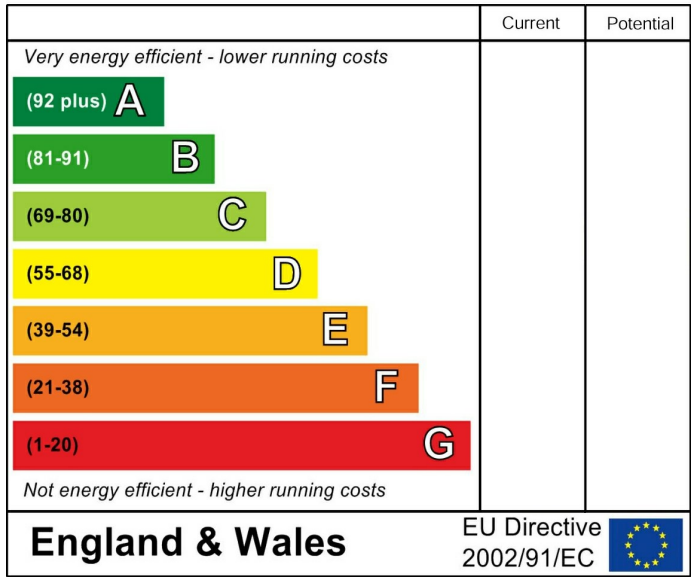


TOTAL FLOOR AREA : 2196sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



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CHURCHILL estates