

BUTLER & STAG



50 Orchard Drive, Theydon Bois
Epping

Guide Price £1,100,000



50 Orchard Drive

Theydon Bois, Epping

A beautifully presented four-bedroom semi-detached family home, perfectly positioned in the heart of Theydon Bois, offering versatile accommodation, a superb south-facing garden and an enviable village lifestyle.

- Stunning Extended Semi-Detached Family Home
- Four Bedrooms/Three Bathrooms
- Striking Open Plan Kitchen/Lounge/Diner & Spacious Utility Room
- Playroom/Fourth Bedroom On The Ground Floor
- Separate Formal Reception Room
- 85 ft Southerly Facing Rear Garden
- Off-Street Parking For Two Vehicles & Garage
- Further Potential To Extend STPP
- 0.2 Miles To Theydon Bois Central Line Station
- Seconds Walk To Theydon Bois Primary School & Catchment For Both Davenant Foundation/Debden Park High School



This impressive family residence combines contemporary living with an exceptional sense of space and flexibility. Immaculately presented throughout, the property offers well-balanced accommodation ideal for modern family life, complemented by a wonderful garden and a highly sought-after location.

The ground floor opens into a superb open-plan kitchen/lounge/Dining room, creating a natural heart to the home and an ideal space for both everyday family living and entertaining. The modern kitchen enjoys delightful views across the rear garden, while a generous utility room and stylish shower room with WC add further practicality.

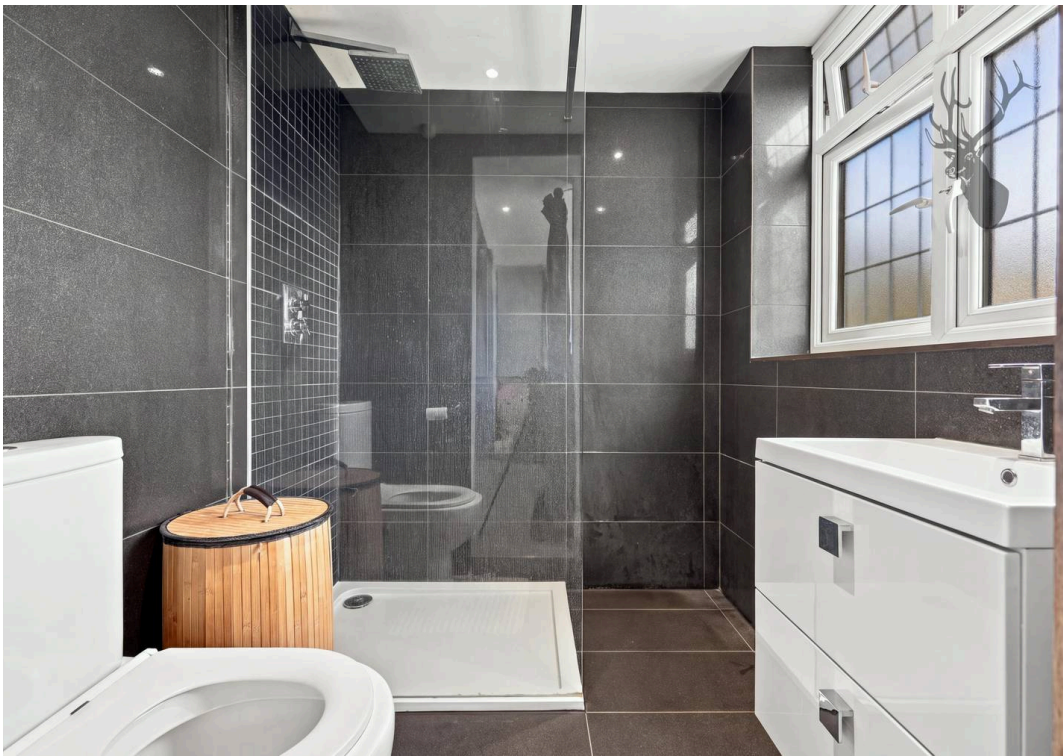
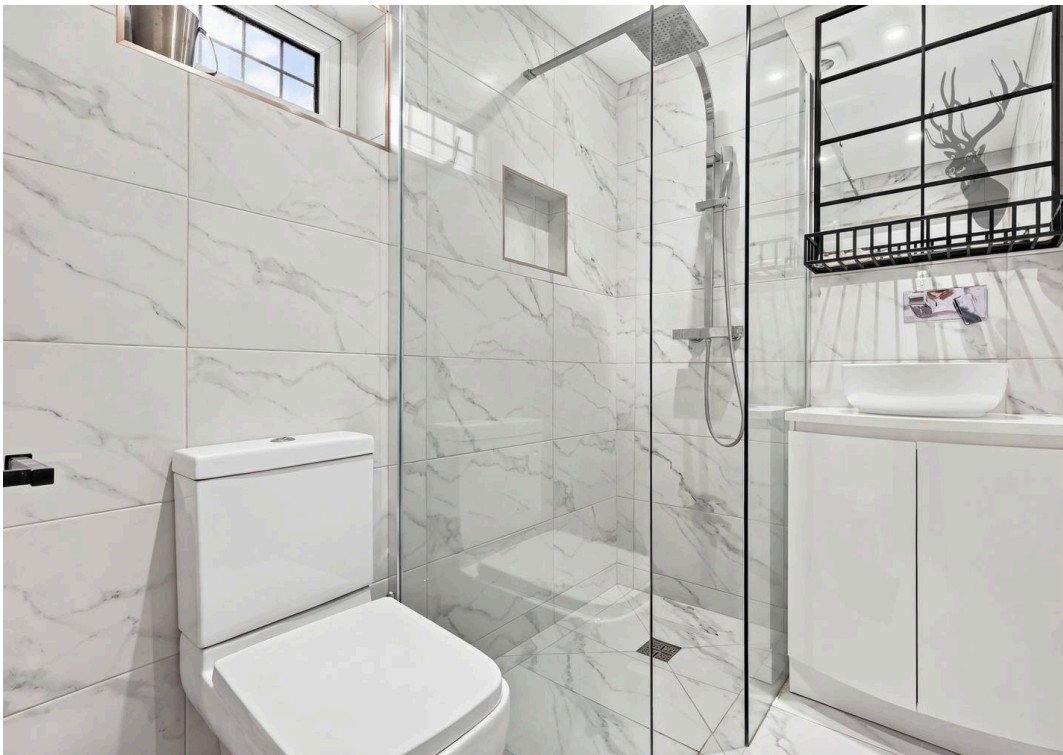
A particular highlight is the substantial study/playroom, currently arranged as a fourth bedroom. This versatile additional space provides excellent scope for a home office, children's playroom, guest accommodation or simply a generous fourth bedroom, depending on the requirements of the next owner.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom featuring extensive built-in wardrobes. The second bedroom also benefits from excellent fitted storage. A beautifully appointed, fully tiled family bathroom completes the first-floor accommodation, with a bath, wash basin and WC.

Externally, the property enjoys excellent kerb appeal, with a smart brick-paved forecourt providing off-street parking and access to the attached garage.

To the rear lies one of the property's most appealing features: a beautiful south-facing garden offering a wonderful degree of privacy and an abundance of mature planting. A variety of established trees and shrubs frame the garden, which features a central





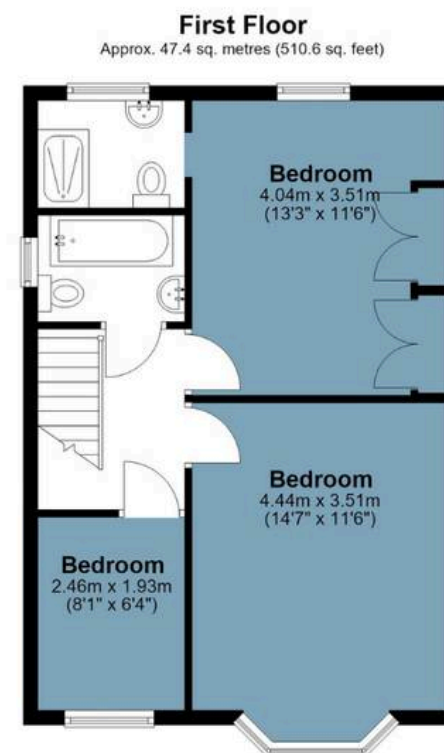
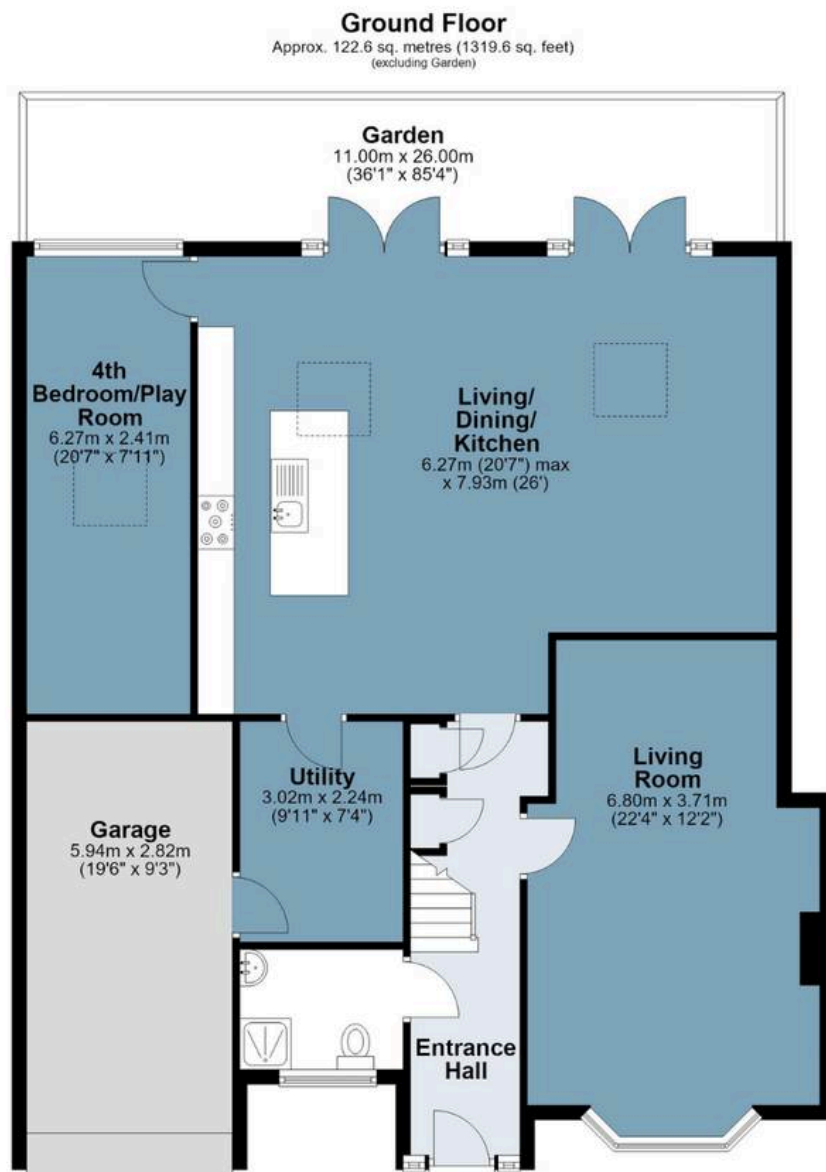


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Approx. Gross Internal Area Including Garage: 170.66 sq. metres (1837 sq. feet)

Excluding Garage: 153.04 sq. metres (1657 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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