



35 Purlieu Way, Theydon Bois
Epping

Guide Price £900,000



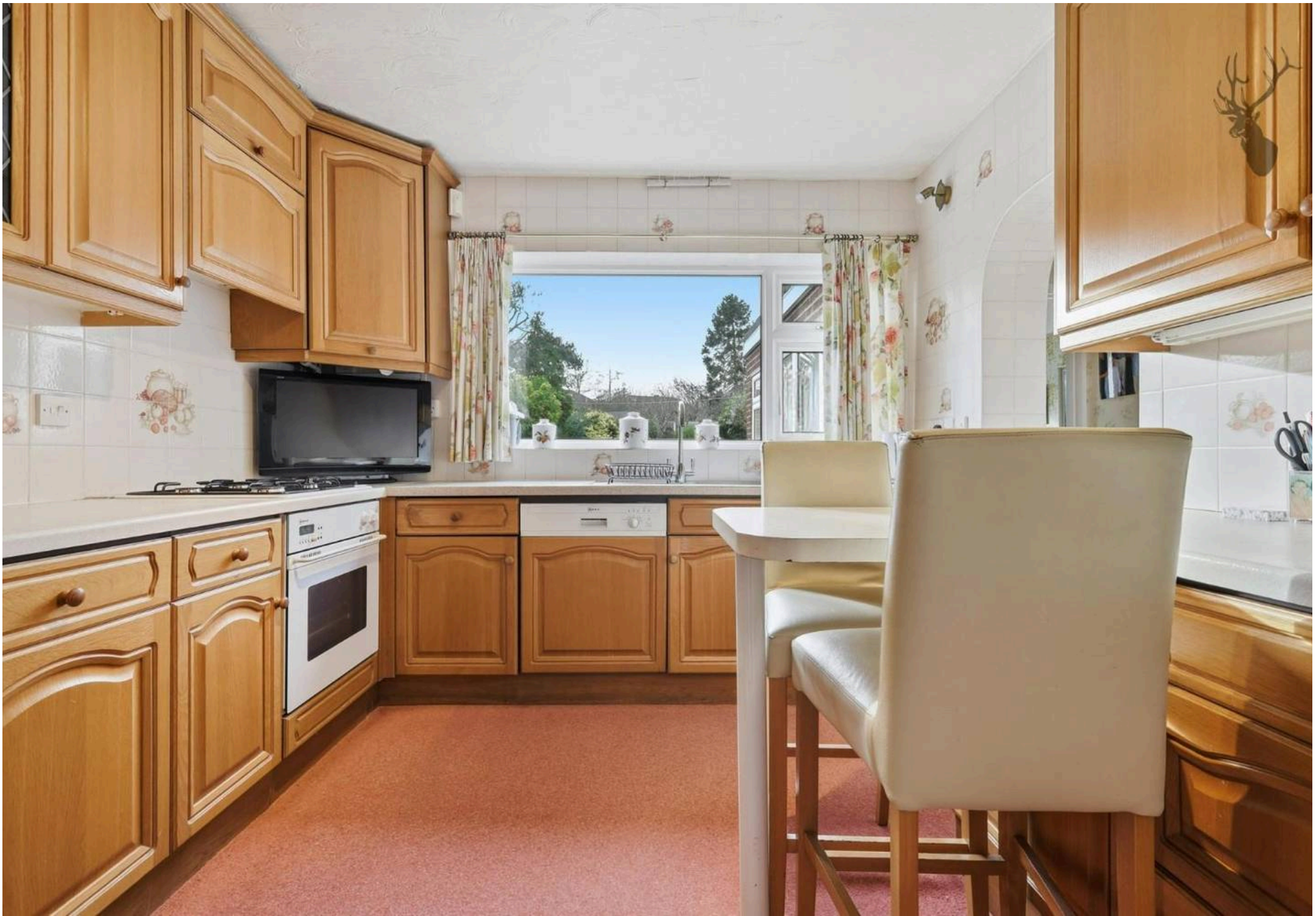
35 Purlieu Way

Theydon Bois, Epping

Guide Price £900,000 - £950,000 A spacious and well-proportioned three-bedroom family home offering over 1,400 sq ft of versatile accommodation, complemented by an impressive rear garden extending to approximately 107ft.

- Semi Detached Family Home
- Kitchen/Dining Area
- CHAIN FREE
- Off Street Parking
- Spacious Lounge
- Three Bedrooms





Guide Price £900,000 – £950,000 A spacious and well-proportioned three-bedroom family home offering over 1,400 sq ft of versatile accommodation, complemented by an impressive rear garden extending to approximately 107ft. The property is entered via a porch into a welcoming hallway, giving access to the principal reception rooms. To the front, a bright and spacious living room with bay window provides an ideal space for relaxation, while a separate dining room offers further reception space, perfect for entertaining.

The kitchen sits at the heart of the home and connects conveniently to an additional rear dining room, creating excellent flow for modern family living. There is also a useful study overlooking the garden, ideal as a home office or playroom, along with a ground floor WC and additional store room for practical day-to-day storage.

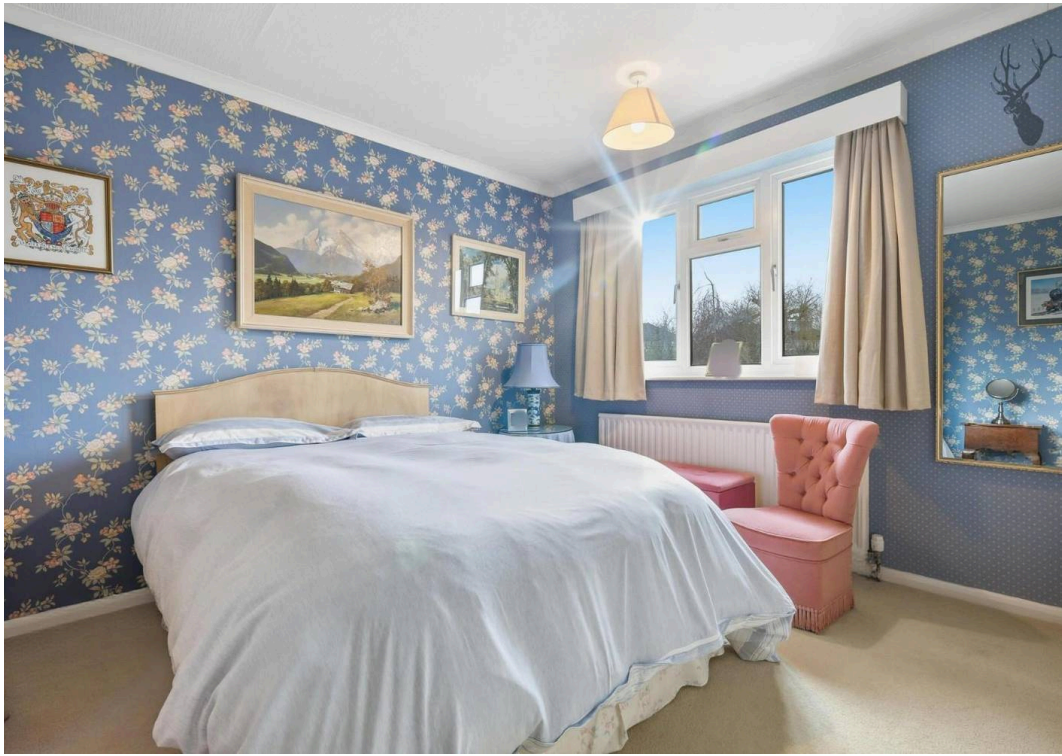
Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single room. A family bathroom serves the accommodation, with a central landing providing access to all rooms.

To the rear is a superb garden measuring approximately 32.88m (107'10") in length, offering significant outdoor space with scope for landscaping, entertaining areas, or potential extension (subject to the usual planning consents). The garden's depth is a rare feature and a true highlight of the home.

The property extends to approximately 1,402 sq ft and benefits from three bedrooms, multiple reception rooms, a study/home office, a ground floor WC and excellent potential to extend, subject to the usual planning permissions.

Council Tax band: E







Purlieu Road

Approx. Gross Internal Area 130.3 sq. metres (1402.6 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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