

BUTLER & STAG



5 Pavilion Court, 2 Orchard Drive
Epping

Offers Over £650,000



5 Pavilion Court

Epping

Spacious three-bedroom apartment (approx. 1,500 sq ft) in gated Theydon Bois development with balcony, lift, parking, share of freehold, and easy access to station and amenities. Chain-free.

- Three Bed Apartment
- Chain Free
- Share Of Freehold
- Private Balcony With Stunning Views Of The Green
- Spanning Close To 1500. Sq. Ft
- Walk-In Wardrobe & En-Suite To The Master
- Utility Room
- Gated & Secure With Lift Access
- Two Allocated Parking Spaces
- Close To Theydon Bois Central Line & Village Amenities



This exceptional three-bedroom apartment presents a rare opportunity to secure a spacious, well-appointed home in a sought-after Theydon Bois location, offering a share of freehold and the peace of mind that comes with a secure, gated development. Spanning close to 1,500 square feet, the property is thoughtfully designed to cater to a variety of lifestyles, whether you are seeking a comfortable family residence, an elegant space for entertaining, or the flexibility to work from home with ease. The expansive living and dining area is flooded with natural light, creating a welcoming setting for gatherings or relaxation, while the adjoining private balcony provides a tranquil spot to enjoy uninterrupted views of the green, seamlessly blending indoor comfort with scenic outlooks. The modern kitchen is well-equipped for home cooking and casual dining, with ample storage and workspace to suit both everyday meals and special occasions. Each of the three bedrooms is generously proportioned, offering a restful retreat at the end of the day. The master suite stands out with its own walk-in wardrobe and a contemporary en-suite bathroom, adding a touch of luxury and convenience, while the further bedrooms are ideal for family, guests, or a dedicated home office. Practicality is a key feature throughout, with lift access ensuring ease of movement, allocated parking for added convenience, and a secure entry system providing peace of mind. The property is offered chain-free, streamlining the path to ownership, and is situated within easy reach of Theydon Bois Central Line station and the village's array of amenities, making daily life effortlessly connected. With its spacious layout, high-quality finishes, and an enviable position close to both transport links and local attractions, this apartment offers a harmonious blend of comfort, security, and style, perfectly suited to those seeking a refined and





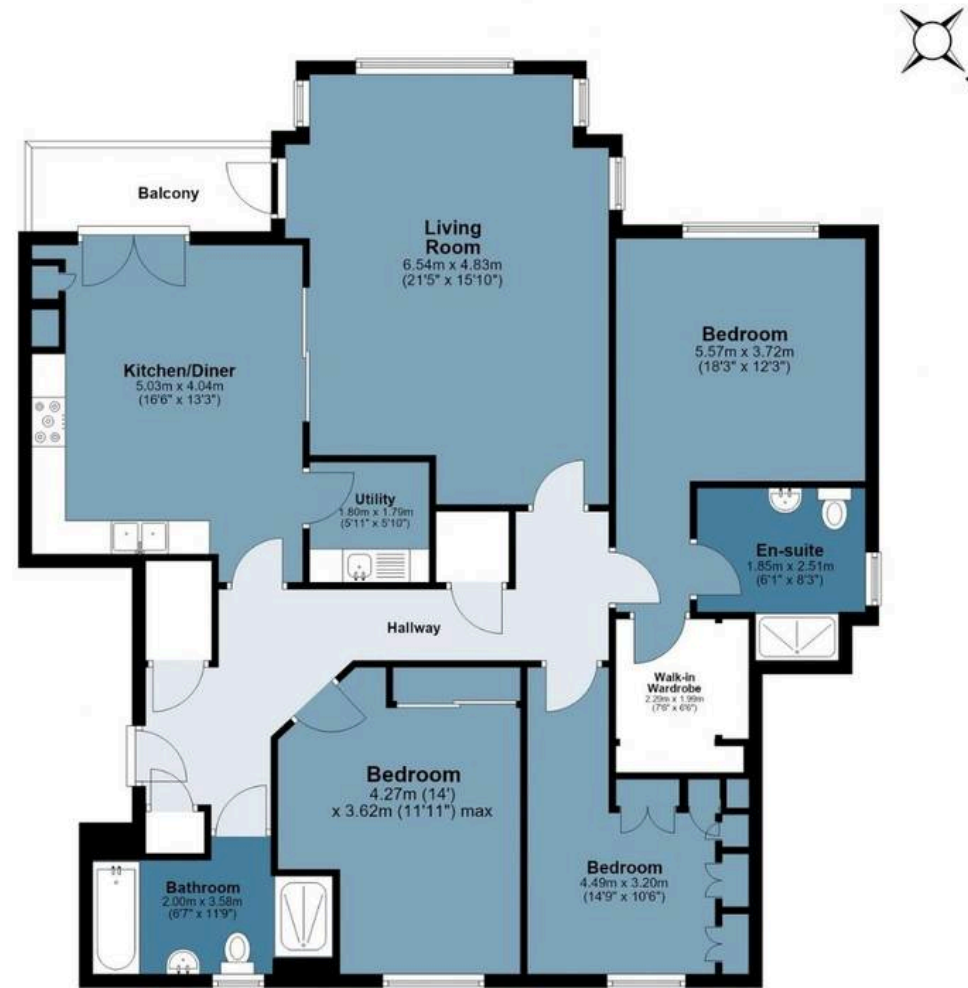


Pavillion Court

Approx. Gross Internal Area 137 sq. metres (1474.75 sq. feet)

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First Floor



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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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? Let's talk

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01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

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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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