



Guide Price
£950,000

Freehold

3x  2x  2x 

**Theydon Grove, Epping,
Essex, CM16**

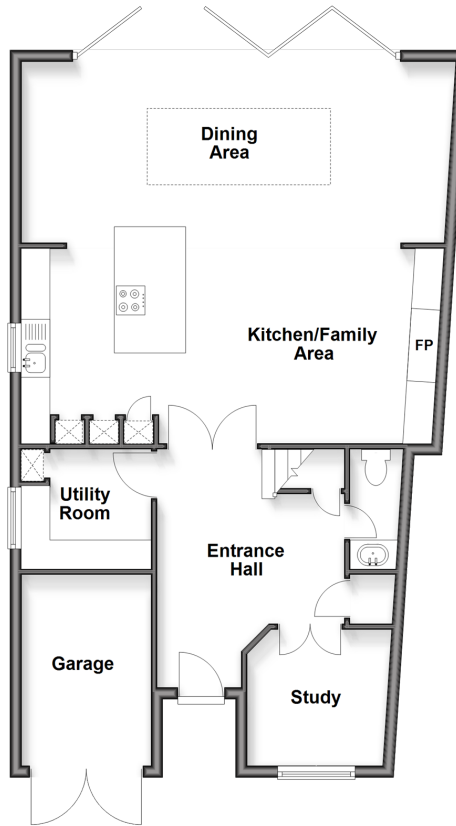
OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards

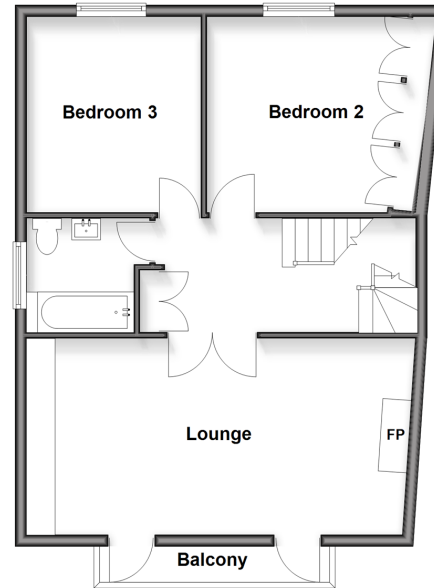
Ground Floor

Approx. 82.2 sq. metres (884.7 sq. feet)



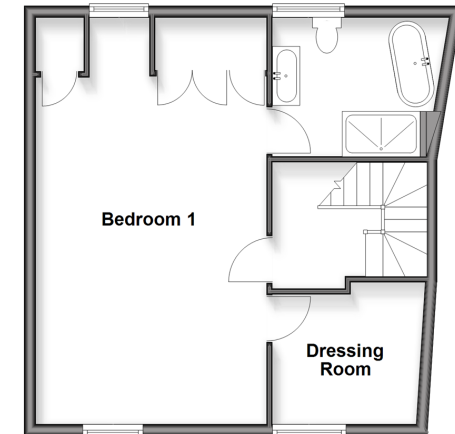
First Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



Second Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Study : 7'10 x 7'5 (2.39m x 2.26m)
Utility Room: 8'2 x 5'4 (2.49m x 1.63m)
Kitchen/Family Area: 23'3 x 12'10 (7.09m x 3.91m)
Dining Area : 23'3 x 9'6 (7.09m x 2.90m)

FIRST FLOOR

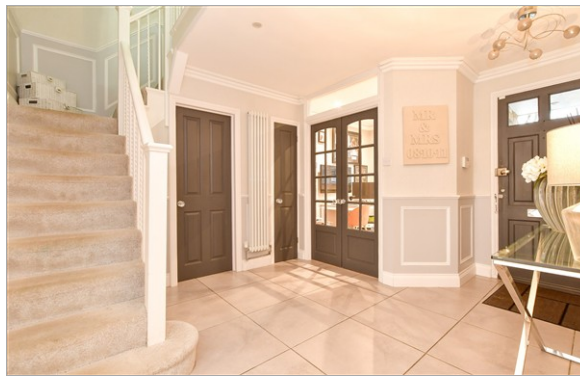
Landing
Lounge : 20'2 x 10'11 (6.15m x 3.33m)
Bedroom 2: 13'5 x 11'2 (4.09m x 3.41m)
Bedroom 3 : 10'11 x 10'0 (3.33m x 3.05m)
Bathroom

SECOND FLOOR

Landing
Bedroom 1: 23'0 x 13'0 (7.02m x 3.97m)
En-Suite Dressing Area
En-Suite Bathroom

OUTSIDE

Off Street Parking
Rear Garden
Swimming Pool
Summer House



Main features

- Fully modernised and extended to the rear
- Small outdoor swimming pool and summer house
- Air conditioning in the kitchen/family and dining areas
- Separate utility room
- Located in a prime spot in the desirable Theydon Grove
- Close to the town centre and station
- Garage and off street parking

Nearest Schools

Primary Schools: Epping Primary 0.7 miles, Coopersale and Theydon Garnon C of E Voluntary Controlled Primary Sch 1.4 miles, Ivy Chimneys Primary 1.4 miles

Secondary Schools: St John's C of E Voluntary Controlled

Transport Information

Train Stations: Theobalds Grove 6.4 miles, Enfield Lock 6.5 miles, Chingford 6.6 miles

Underground Epping 0.8 miles, Theydon Bois 3.1 miles, Debden 5.7 miles

Address

Theydon Grove, Epping, Essex, CM16

Directions

For directions to this property please contact us.



Call Epping Branch 01992 560600 ■ douglasallen.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING Lightbulb icon 4 bars	CURRENT: C(74)	POTENTIAL: B(82)
	51508591/20260121/LA/LA	