



Orchard Drive, Epping, CM16

BUTLER & STAG



**Guide Price £825,000-£850,000**

**Located in the heart of Theydon Bois, this stunning and spacious four-bedroom semi-detached chalet bungalow is ideally positioned just moments from the village shops, pubs and restaurants, and approximately a six-minute walk from the Central Line Underground Station.**



## Freehold

- Stunning Semi-Detached Chalet Bungalow
- Spacious Open Plan Kitchen/Lounge/Diner
- Off-Street Parking For Two Vehicles
- Downstairs W/C & Utility Room
- Four Bedrooms
- 60 ft Landscaped Garden With Home Office & Summer House
- Central Village Location
- 8 Minutes Walk to Theydon Bois Station

This beautifully presented home offers an impressive amount of living accommodation extending to just over 1,620 Sq. ft., perfectly suited to modern family living. The ground floor comprises a spacious formal living room, a separate kitchen/breakfast room, downstairs WC, and a versatile utility room with the potential to be converted into a fully fitted shower room. Bedrooms three and four are also located on the ground floor, providing flexible living arrangements for families, guests or home working.

Upstairs, the property features a generous principal bedroom complete with a walk-in wardrobe, a well-proportioned second bedroom with ample storage, and a contemporary family bathroom.

Externally, the property benefits from off-street parking via a private driveway, side access, and a mature rear garden. A detached garage has been thoughtfully divided into useful storage space and a home office, ideal for remote working. To the rear of the garden sits a charming summer house, offering the perfect retreat or play space for children throughout the year.

Orchard Drive is a highly sought-after turning within the ever-popular village of Theydon Bois. Centred around the village green, Theydon Bois offers a delightful selection of shops, pubs and restaurants, along with easy access to the beautiful Epping Forest and its renowned deer sanctuary. Transport connections into London are excellent, with Theydon Bois Central Line station within walking distance. The area is also well served by a number of highly regarded state and private schools, while local leisure amenities include golf courses, sports centres and a tennis club.





# Orchard Drive

Approx. Gross Internal Area 155.9 sq. metres (1678.0 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.