



11 The Heights Forest Drive, Theydon Bois
Epping

Guide Price £515,000



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Theydon Bois, Epping

Situated in the heart of Theydon Bois, this exceptional three bedroom, two bathroom top floor apartment presents a rare opportunity to enjoy contemporary village living with every convenience at your doorstep.

- Three Bedroom/Two Bathroom Top Floor Apartment
- Spacious Lounge/Diner With Stunning Views Over The Village Green
- Brand New (999 Year) Lease & Share Of Freehold
- Secure Electronic Gated Entrance With Intercom Entry System
- Two Allocated Parking Spaces
- Vast Amount Of Loft Storage
- Central Village Location With Direct Access Onto Forest Drive Shops/Restaurant & Convenience Stores
- 0.1 Miles Walk To Theydon Bois Central Line Station



The property welcomes you with a secure electronic gated entrance and intercom entry system, leading into a well-maintained communal area that sets the tone for the comfort and privacy within. Once inside, the spacious lounge/diner immediately impresses, offering ample room for both relaxing and entertaining, complemented by stunning views over the picturesque village green that create a tranquil backdrop to everyday life. The separate kitchen is thoughtfully designed for both practicality and style, providing generous worktop space and integrated appliances. Each of the three bedrooms are well-proportioned, with the principal bedroom benefitting from an en suite shower room, while a contemporary family bathroom caters to the remaining bedrooms and guests. Storage is a key feature, with an expansive loft space that is perfect for keeping belongings neatly organised and out of sight. The apartment also comes with the significant advantage of a brand new 999 year lease and a share of the freehold, ensuring long-term security and peace of mind. Two allocated parking spaces provide convenience for residents and visitors alike, a rare benefit in such a central location. Positioned just 0.1 miles from Theydon Bois Central Line Station, commuting into London is effortless, while direct access onto Forest Drive places a range of shops, restaurants, and convenience stores within easy reach. This property seamlessly combines practicality with an enviable lifestyle, making it an ideal choice for those seeking a sophisticated, low-maintenance home in a vibrant village setting.

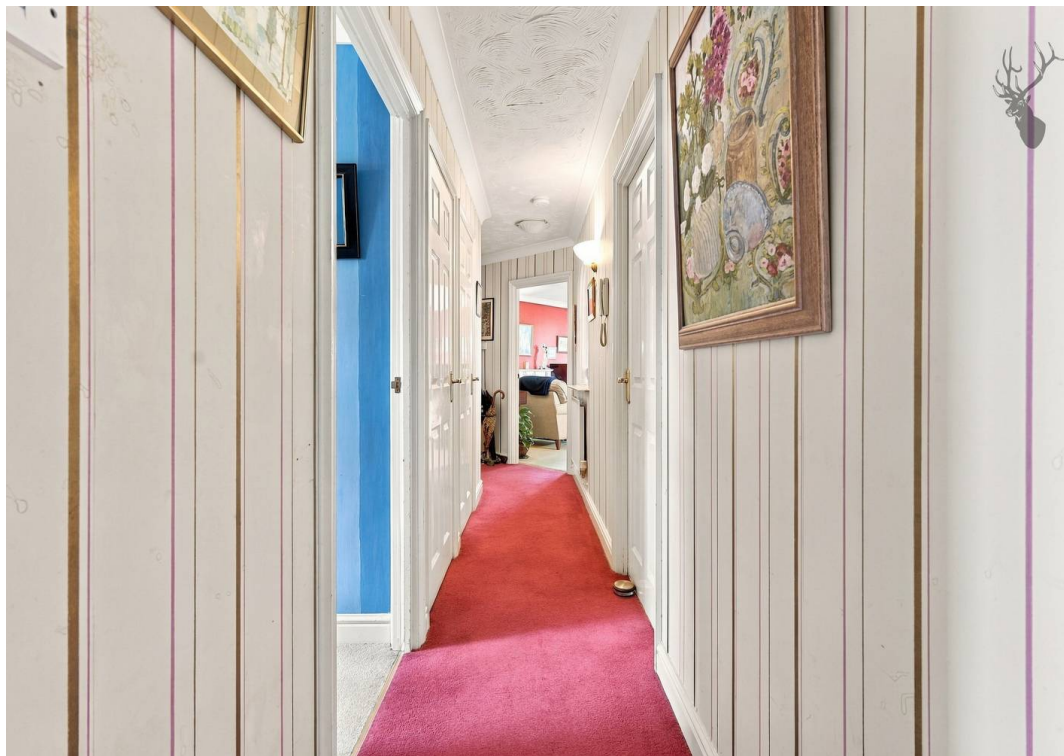
Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







The Heights

Approx. Gross Internal Area 84.9 sq. metres (913.7 sq. feet)

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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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