



P R I M E R E S I D E N T I A L

P R E S E N T S

Theydon Road, Epping



elliott E | J james

Theydon Road, Epping



A substantial and characterful five-bedroom detached residence offered chain-free. The property extends to approximately 2,937 square foot, set within a mature and private plot in the highly desirable area of Epping. Dating back to 1912, the property blends period charm with spacious and versatile accommodation ideal for modern family living.

The ground floor offers an excellent range of living space, including a formal living room, separate dining room, and an impressive family room providing a superb central hub for everyday living and entertaining. A bright and well-appointed kitchen features classic shaker-style cabinetry, granite worktops, and integrated appliances, complemented by a breakfast nook and adjoining utility room for added practicality. A separate study and a delightful sunroom further enhance the versatility of the ground floor, offering ideal spaces for home working or relaxation.

Upstairs, the property comprises five well-proportioned bedrooms, including a generous principal bedroom with en-suite bathroom and walk-in wardrobe. A family bathroom serves the remaining bedrooms, all arranged around a spacious landing.

Externally, the property is approached via a private driveway providing ample off-street parking and access to a garage. The rear garden is a standout feature, beautifully landscaped and secluded, with mature trees and planting, a large patio area, and a swimming pool, creating an exceptional setting for outdoor entertaining.

Situated in Theydon, the home enjoys a desirable balance of countryside surroundings and convenience, with easy access to local amenities, highly regarded schools, and transport links including the Central Line.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

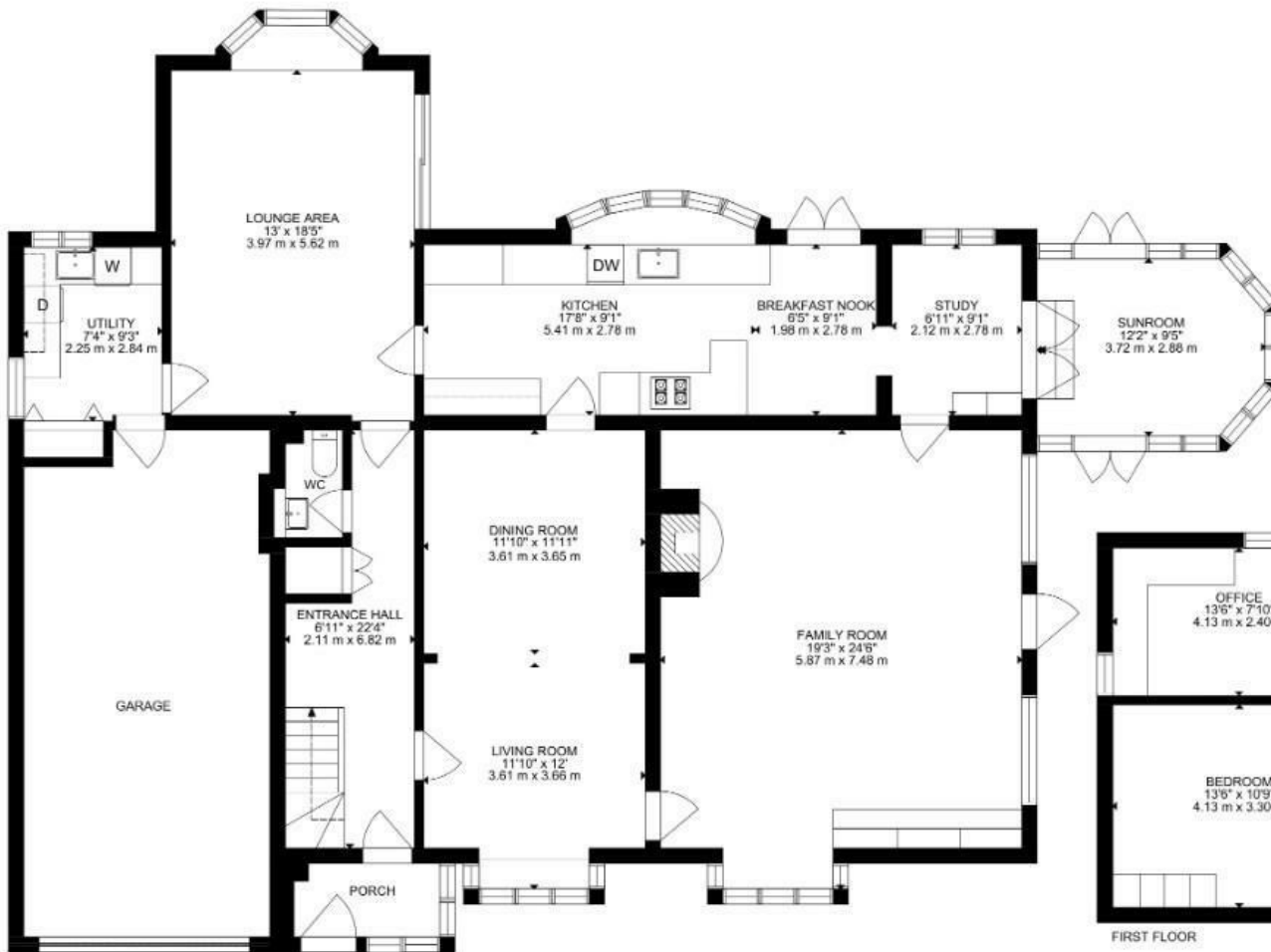
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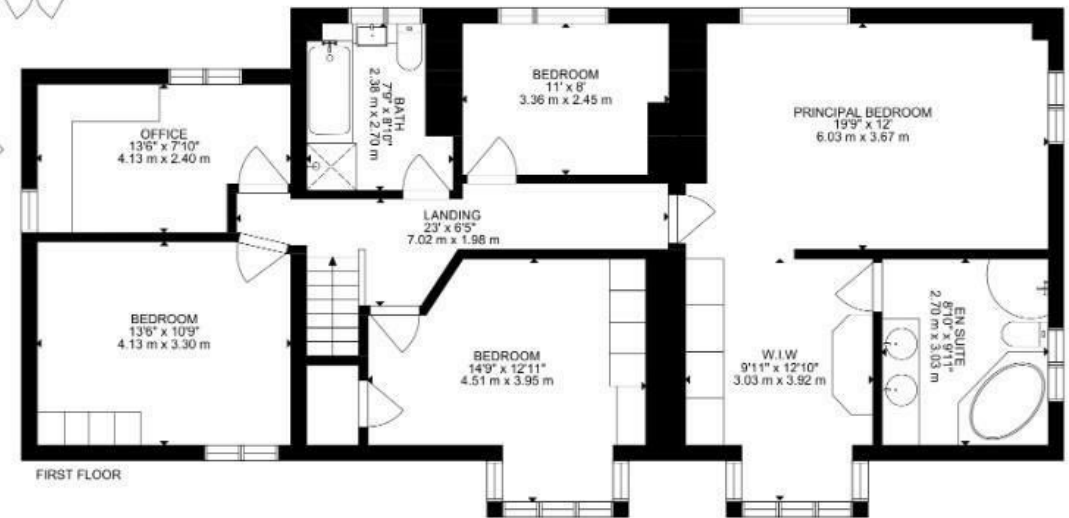
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Sqft 2937.00 sq ft	Type House - Detached	Style Substantial And Characterful
Bedrooms 5	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping	Tax Band H



GROUND FLOOR

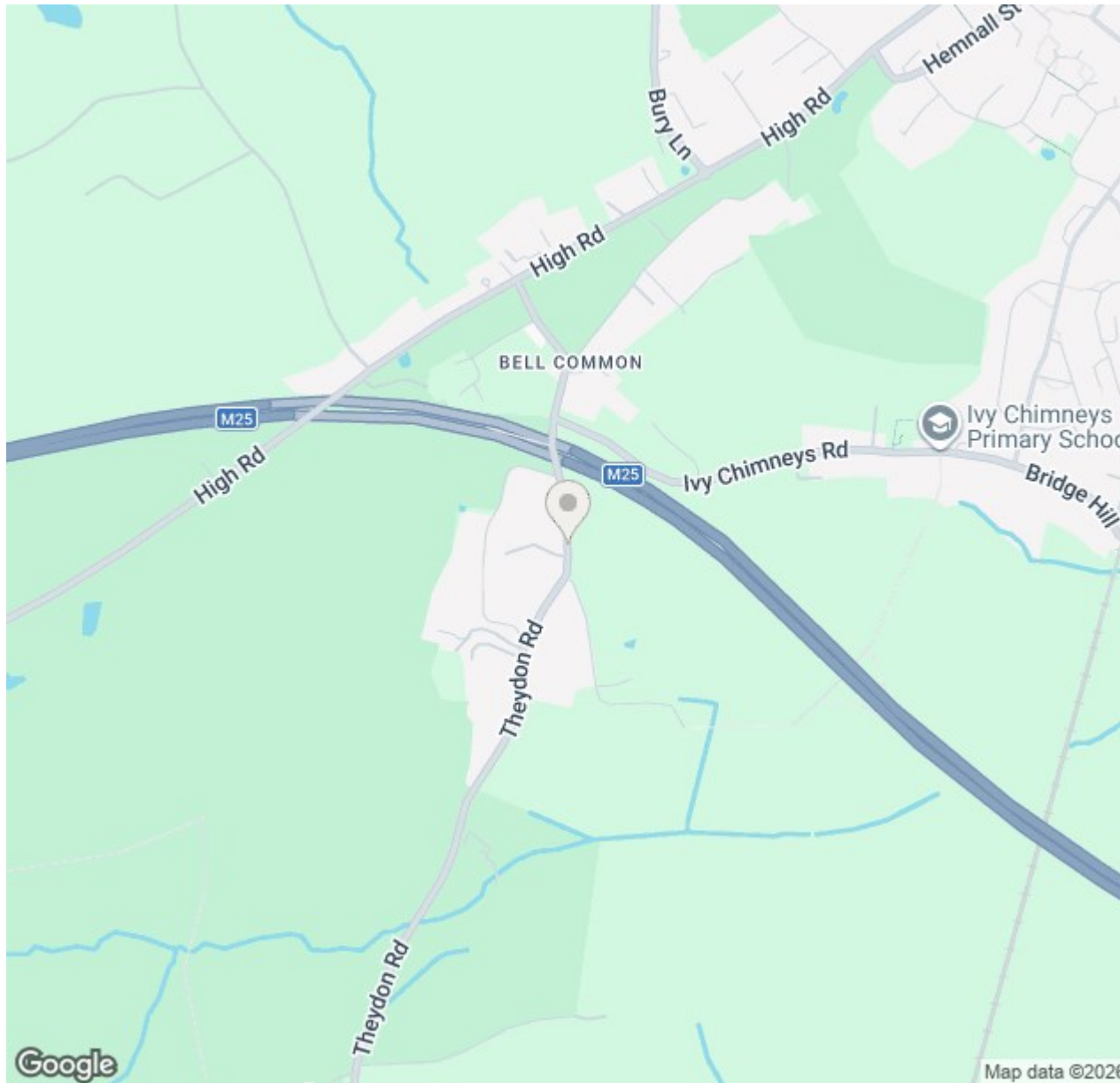


FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 162 m², 1743 SQ FT, FIRST FLOOR: 111 m², 1194 SQ FT,
 TOTAL: 273 m², 2937 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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