



Theydon Grove, Epping
Asking Price £885,000



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An exceptional four-bedroom townhouse with panoramic countryside views in one of Epping's most prestigious developments. Set within the exclusive Theydon Grove development, this refurbished four-bedroom townhouse offers elegant accommodation over three floors, backing onto open farmland with uninterrupted countryside views. Just a short walk from Epping High Street and the Central Line station.

Finished to a high standard throughout, the home features engineered oak flooring, stylish Duravit bathrooms, replacement radiators and gas boiler, replacement UPVC double glazing, a wood-effect 5-lever double rebate front door, remodelled oak stair spindles and handrail, a water softener, security alarm and CCTV, to name but a few.

The kitchen is fitted with solid oak cabinetry, granite worktops, a Rangemaster cooker, and integrated dishwasher and fridge. The ground floor also includes an entrance hall, cloakroom, and spacious dining room with doors opening onto the patio and rear garden, enjoying countryside views.

The first floor offers a superb sitting room with panoramic countryside views, a marble fireplace with cast-iron inset and marble hearth, two double bedrooms, and a contemporary family bathroom.

The top floor is dedicated to the principal suite, featuring a generous bedroom with far-reaching views, an en-suite bathroom, and a walk-in dressing room. A further double bedroom provides flexible space for guests, a nursery, or a home office.

Outside, a cobbled driveway provides parking for two vehicles and access to the integral double garage. The beautifully established 65ft south-east-facing garden backs directly onto open countryside, creating a private and picturesque setting rarely found so close to the town centre. Offering exceptional presentation, well-balanced accommodation, and one of the finest positions within Theydon Grove, this is a rare opportunity to acquire an outstanding family home in one of Epping's most sought-after locations.





GROUND FLOOR

Guest Cloakroom

4'3" x 3'10" (1.30m x 1.17m)

Fitted Kitchen

11'1" x 7'10" (3.38m x 2.39m)

Garage Utility

30'0" x 8'0" (9.14m x 2.44m)

Dining Room

14'1" x 11'8" (4.29m x 3.56m)

FIRST FLOOR

Living Room

20'3" max x 11'11" (6.17m max x 3.63m)

Family Bathroom

7'4" x 6'6" (2.24m x 1.98m)

Bedroom Two

11'8" max x 11'2" (3.56m max x 3.40m)

Bedroom Three

11'4" x 8'0" (3.45m x 2.44m)

SECOND FLOOR

Bedroom One

13'7" x 12'11" (4.14m x 3.94m)

En-Suite Bathroom

8'6" x 8'1" (2.59m x 2.46m)

Dressing Room

7'1" x 4'10" (2.16m x 1.47m)

Bedroom Four

11'5" x 8'3" (3.48m x 2.51m)

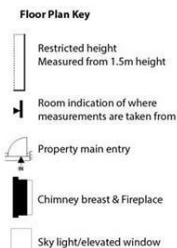
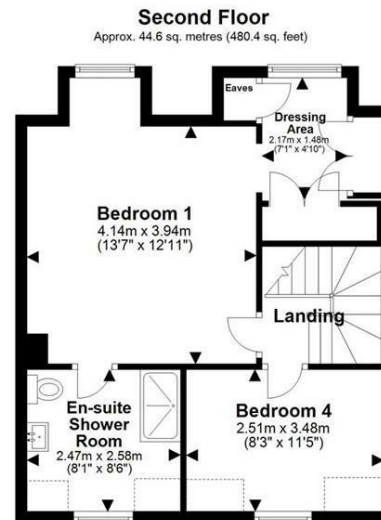
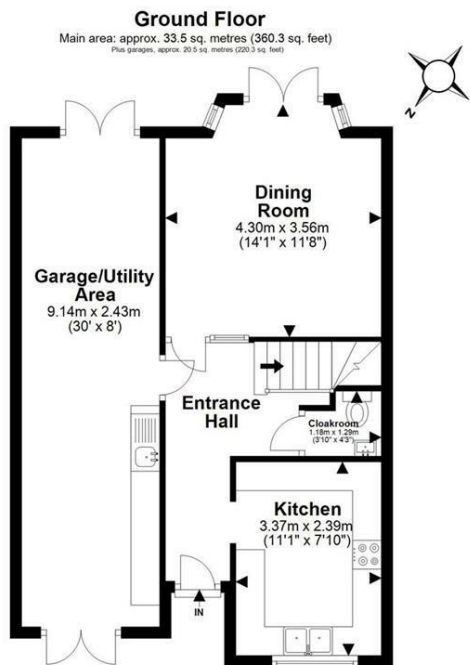
EXTERIOR

Rear Garden

64'11" (19.81m)

Agents note

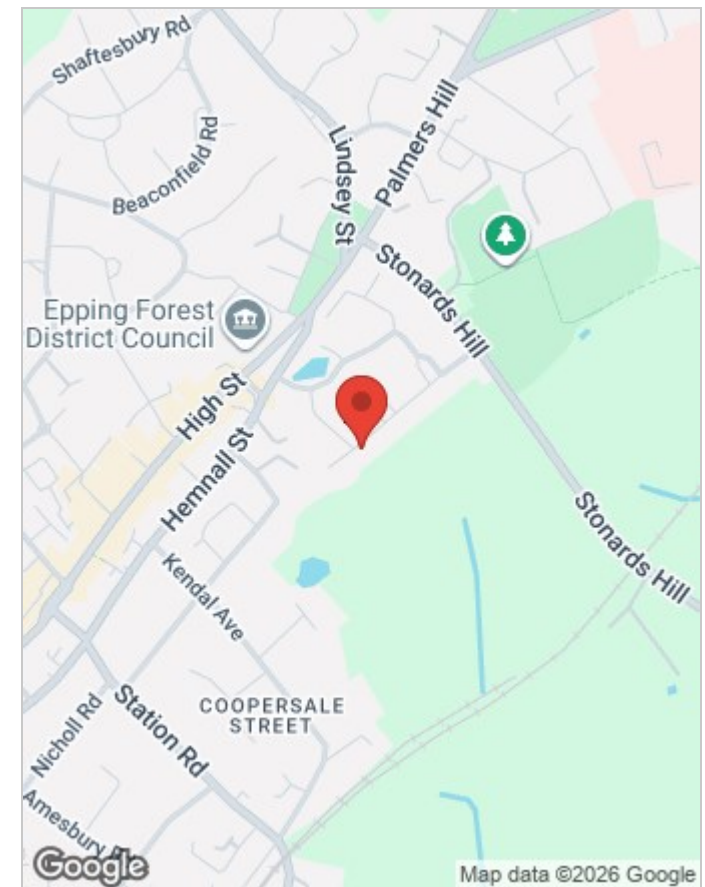




Main area: Approx. 135.1 sq. metres (1454.6 sq. feet)

Plus garages, approx. 20.5 sq. metres (220.3 sq. feet)

TOTAL AREA INCLUDING GARAGES & OUTBUILDINGS 155.6 SQ.METRES (1674.9 SQ. FEET)



Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		86	(81-91) B		84
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D	63	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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