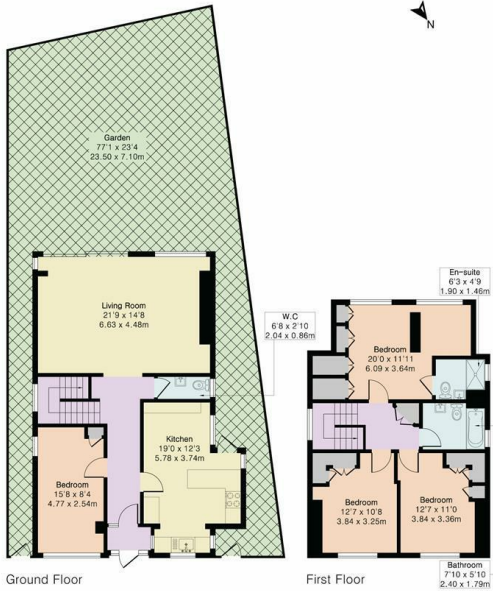




Approximate Gross Internal Area 1494 sq ft - 138 sq m  
Ground Floor Area 845 sq ft - 78 sq m  
First Floor Area 649 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Epping Forest | Council Tax Band: G | Floor Area: 1494.00 sq ft

| 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 |           |



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

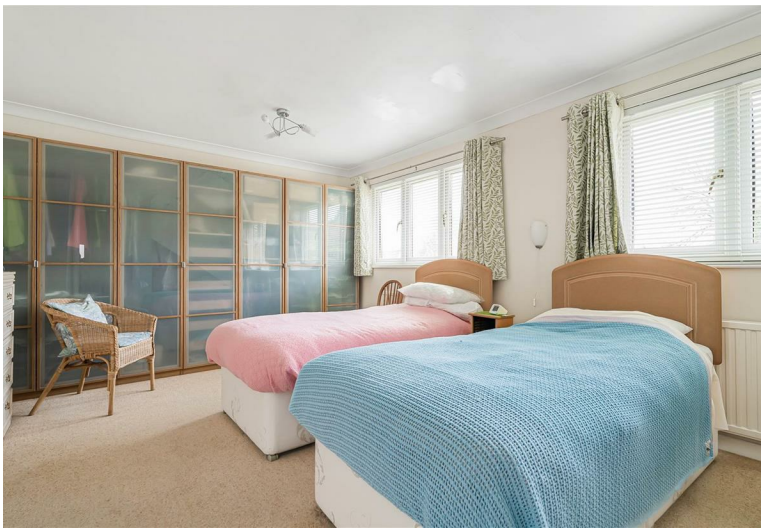


Morgan Crescent, Theydon Bois, CM16 7DU  
Asking Price £850,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



This charming detached family home offers a perfect blend of comfort and convenience. The ground floor features a versatile study or additional bedroom, a well-appointed fitted kitchen complete with a dining table, and a spacious lounge that overlooks a serene rear garden, creating an ideal space for family gatherings. The ground floor also includes a convenient WC and ample understair storage, ensuring practicality for everyday living. Ascending to the first floor, you will find three generously sized double bedrooms, each equipped with fitted wardrobes. The master bedroom boasts a private shower ensuite, while a family bathroom is conveniently located off the hallway, alongside an airing cupboard that provides extra storage options. Externally, the property is complemented by a sizeable south west facing garden, perfect for outdoor activities and relaxation, with side access for added convenience. The front of the house offers off-street parking for multiple vehicles, catering to the needs of a busy family. Situated in a quiet residential street, this home is within walking distance to Theydon Primary School and just 0.3 miles from Theydon Bois Central Line station, making commuting a breeze. Local amenities, including a Tesco Express, delightful restaurants, cafes, and boutique shops, are merely moments away, enhancing the appeal of this lovely property. This home is not just a place to live; it is a lifestyle choice in a sought-after village setting.

NOTE: potentially part exchange available for buyers

