



Theydon Grove, Epping, CM16

£900,000 Guide Price

Hammond
& Smith

Property Description

A bright and beautiful four bedroom family home, sitting in the desirable location of Theydon Grove, Epping.

"This has been a wonderful family home . It's lovely living on the Theydon Grove Estate especially over-looking the pond and Epping Forest on your doorstep, all with easy access to the high street and London on the tube line."

The exquisite properties of Theydon Grove have been lovingly developed creating a centre of calm within the superb town of Epping. Curb appeal is in abundance here, with resin driveway and elegant white front door and garage - a distinctive feature of Theydon Grove. Stepping inside, across the ground floor you will find the curated cool open-plan living space. A simply fantastic room that's full of flair and finesse comprising the kitchen, family sitting room and dining space. The shaker style kitchen includes a butler sink, Victorian style floor tiling, oak worktop and breakfast bar. Complete with sitting area and dining room opening out onto the rear garden, this room is the heart of the home. Also on the ground floor you will find the study/playroom and WC.

Heading upstairs onto the first floor you will find the formal sitting room - the perfect space for more intimate retreats after a long day. Double French doors with plantation shutters look out onto the peaceful communal pond, a simply stunning front aspect. Also on the first floor you will find two double bedrooms, one of which is currently used as a home office space; along with the family bathroom.

Across the second floor you will find the third bedroom and master suite. A dream sanctuary, the master bedroom provides plenty of light and space, with walk-in dressing room and an en-suite blessed with walk-in shower, large vanity unit and soak worthy bathtub.



Outside, the landscaped garden is a wonderfully private space with patio, garden pergola and lawn area. Beautifully designed separate zones seamlessly blend together to create an outdoor oasis, perfect as a tranquil space on summer days, or a superb spot to host a family bbq.

Theydon Grove is packed with personality and style, peacefully positioned in Epping yet moments from the wonderful High Street. A brilliant location for families, weekend adventures await you here - from walks across Stonards Recreation Ground or within the Epping Forest, to jumping on the Central Line and heading into the city within 20 minutes. With a great selection of local schools, good commuter links and plenty of shops, eateries and more, this is a truly captivating place to live and call home!

EPC Rating: D

Key Features

- ✓ CHAIN FREE
- ✓ NEWLY INSTALLED RESIN DRIVE
- ✓ LANDSCAPED GARDEN
- ✓ SIDE ACCESS
- ✓ OVER LOOKING THE POND
- ✓ IMPRESSIVE MASTER SUITE
- ✓ PRIME EPPING LOCATION
- ✓ STUDY/ PLAYROOM
- ✓ CLOSE TO HIGH STREET



Rooms

Entrance Hall

Playroom/ Study

11' 11" x 8' 4" (3.62m x 2.54m)

Kitchen/ Lounge

11' 4" x 22' 2" (3.46m x 6.75m)

Dining Area

8' 7" x 8' 1" (2.61m x 2.46m)

Wc

First Floor

Living Room

11' 12" x 21' 2" (3.65m x 6.45m)

Bedroom Two

11' 11" x 12' 1" (3.63m x 3.69m)

Bedroom Three

11' 11" x 10' 4" (3.63m x 3.16m)

Second Floor

Bedroom Four

9' 1" x 11' 11" (2.77m x 3.63m)

Master Bedroom

13' 9" x 12' 12" (4.19m x 3.96m)

Dressing Room

En-suite Bathroom

9' 1" x 8' 6" (2.77m x 2.59m)

External Areas

Garden

Off Road

2 Parking Spaces

Garage

Single Garage









Total area: approx. 180.3 sq. metres (1940.9 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced. Plan produced using PlanUp.

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