

BUTLER & STAG



15 Morgan Crescent, Theydon Bois
Epping

Guide Price £1,150,000



15 Morgan Crescent

Theydon Bois, Epping

This spacious semi-detached family home offers an impressive circa 2000 Sq. ft of thoughtfully arranged accommodation, ideal for modern family living.

- £1,150,000-£1,200,000 Guide Price
- Circa 2000 Sq. ft Of Accommodation Space
- Four Bedrooms/Two Bathrooms (En-suite To Master)
- Newly Decorated/Carpeted
- Extended Open Plan Kitchen/Diner & Separate Formal Reception Room
- Separate Utility & Guest Cloakroom
- Circa 200 ft South-West Facing Rear Garden
- Off-Street Parking For Multiple Vehicles
- 0.2 Miles From Theydon Bois Central Line Station
- Catchment For Both Davenant Foundation/Debden Park High School & Theydon Bois Primary School



The welcoming entrance hall leads to a formal reception room, perfect for relaxing or entertaining guests in comfort. At the heart of the home is an extended vast open plan kitchen/lounge/dining area, designed to create a sociable atmosphere for family meals and gatherings, with ample space for both cooking and dining. A separate utility room provides convenient space for laundry and additional storage, while the guest cloakroom adds further practicality for busy households. Upstairs, four generous bedrooms offer flexible options for growing families or those seeking dedicated work-from-home space. The master bedroom features a stylish en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. Throughout the home, thoughtful design ensures plenty of built-in storage and adaptable living areas to suit a variety of needs.

Externally, to the rear, resides a beautifully landscaped and private South-West facing rear garden offering a wonderful combination of lawn, mature planting and generous paved entertaining areas. The spacious patio provides an ideal setting for outdoor dining and relaxation. Steps lead up to a further lawned area surrounded by established greenery and trees, creating a peaceful and secluded feel. With ample space for outdoor furniture, planting and entertaining, this is a versatile and inviting garden designed for enjoying the outdoors throughout the warmer months. The property also benefits from off-street parking for multiple vehicles, making daily routines and visitors' arrivals effortless.

Located just 0.2 miles from Theydon Bois Central Line Station, this address offers excellent connections for commuters and easy access to local amenities. The property falls within the catchment area for highly regarded schools, including Davenant Foundation,



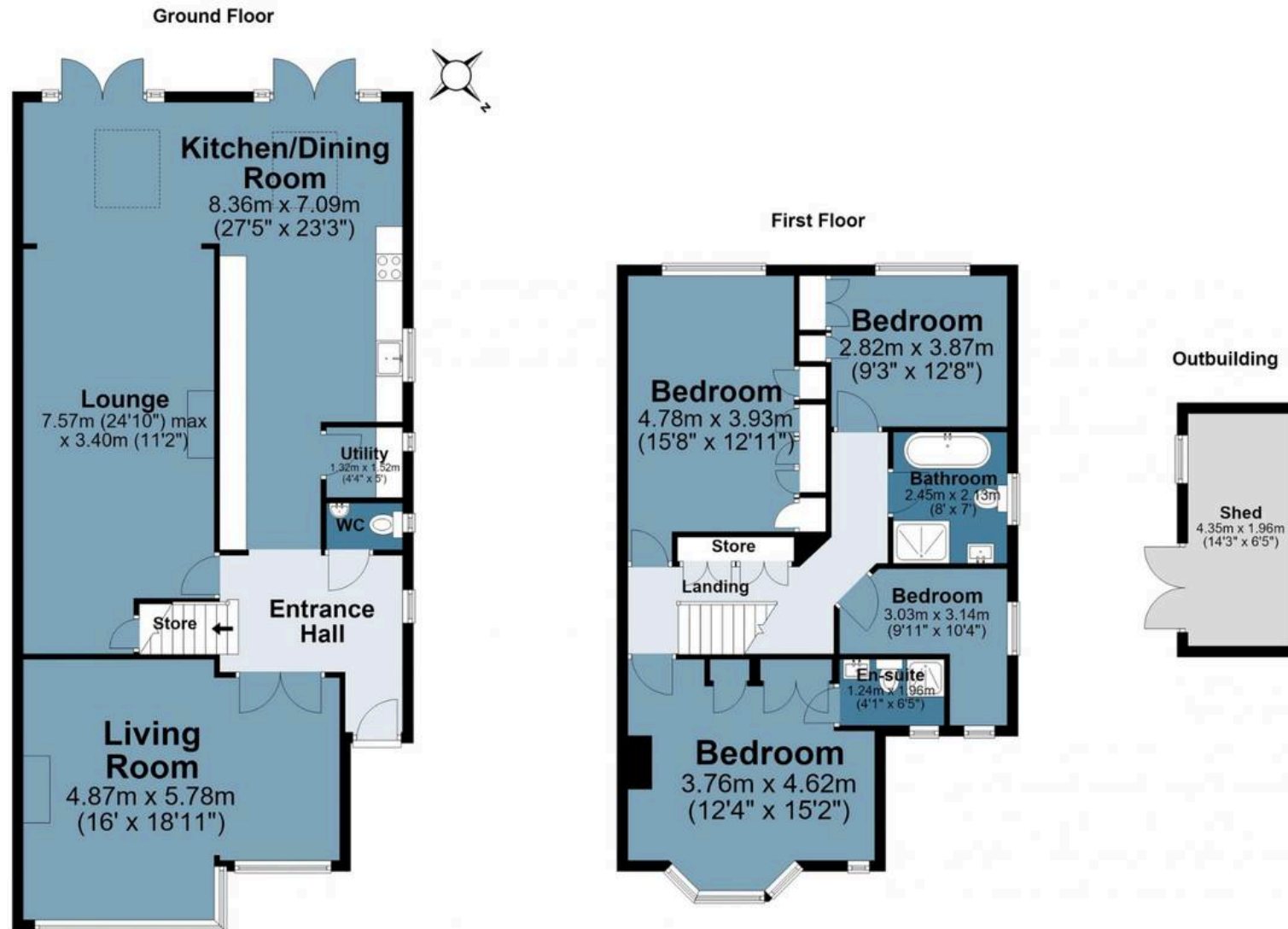




Morgan Crescent

Approx. Gross Internal Area 179.2 sq. metres (1929.1 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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