

43 Coppice Row, Theydon Bois

Epping

Guide Price £1,150,000



43 Coppice Row

Theydon Bois, Epping

A rare opportunity to claim arguably one of the largest semi-detached family homes whilst also occupying a prime central village location in Theydon Bois.

- Five Double Bedroom/ Four Bathroom Semi-Detached Family Home
- Stunning Top Floor Master-Suite Level
- 26ft Formal Reception Room
- Extended Kitchen/Diner With Vaulted Glass Roof
- Separate Utility Room With Laundry Chute & Gym/Study Room
- Circa 90 ft South Facing Garden
- Off-Street Parking For Three Vehicles
- 0.4 Miles To Theydon Bois Central Line Station
- Central Village Position



Tucked away behind mature privacy hedging, this impressive 2,341 Sq. ft home has been tastefully modernised and extended by the current owners, creating spacious and versatile accommodation ideally suited to even the largest of families. Spaciously arranged over three floors, the accommodation comprises an impressive entrance hall offering access to all parts of the ground floor such as the living room, study, utility room, guest cloakroom and the elegant kitchen/diner with a striking vaulted glass roof with views over the mature rear garden. Of particular note is the unique laundry chute located in the utility room which leads down from the first floor family bathroom.

Moving onto the upper levels, the first floor holds four generous-sized double bedrooms, two with en-suite shower rooms, accompanied by a family bathroom which has recently been fully refurbished to an exceptional standard to furnish both bedrooms three & four. The hidden gem in our opinion is positioned on the second floor offering a master suite with dual aspect, allowing an abundance of natural light flowing through the bedroom, separate bespoke fitted dressing areas for him/her, and en-suite bathroom with separate shower, double basins and extra large bath.



The south-facing rear garden is a perfect sun trap, thoughtfully landscaped with an initial large paved terrace, flower beds, mixed trees, hedging, central lawn and children's play area & summer house. Externally, the property is discreetly shielded by a mature wooded verge. The block paved driveway provides off road parking for up to three vehicles.

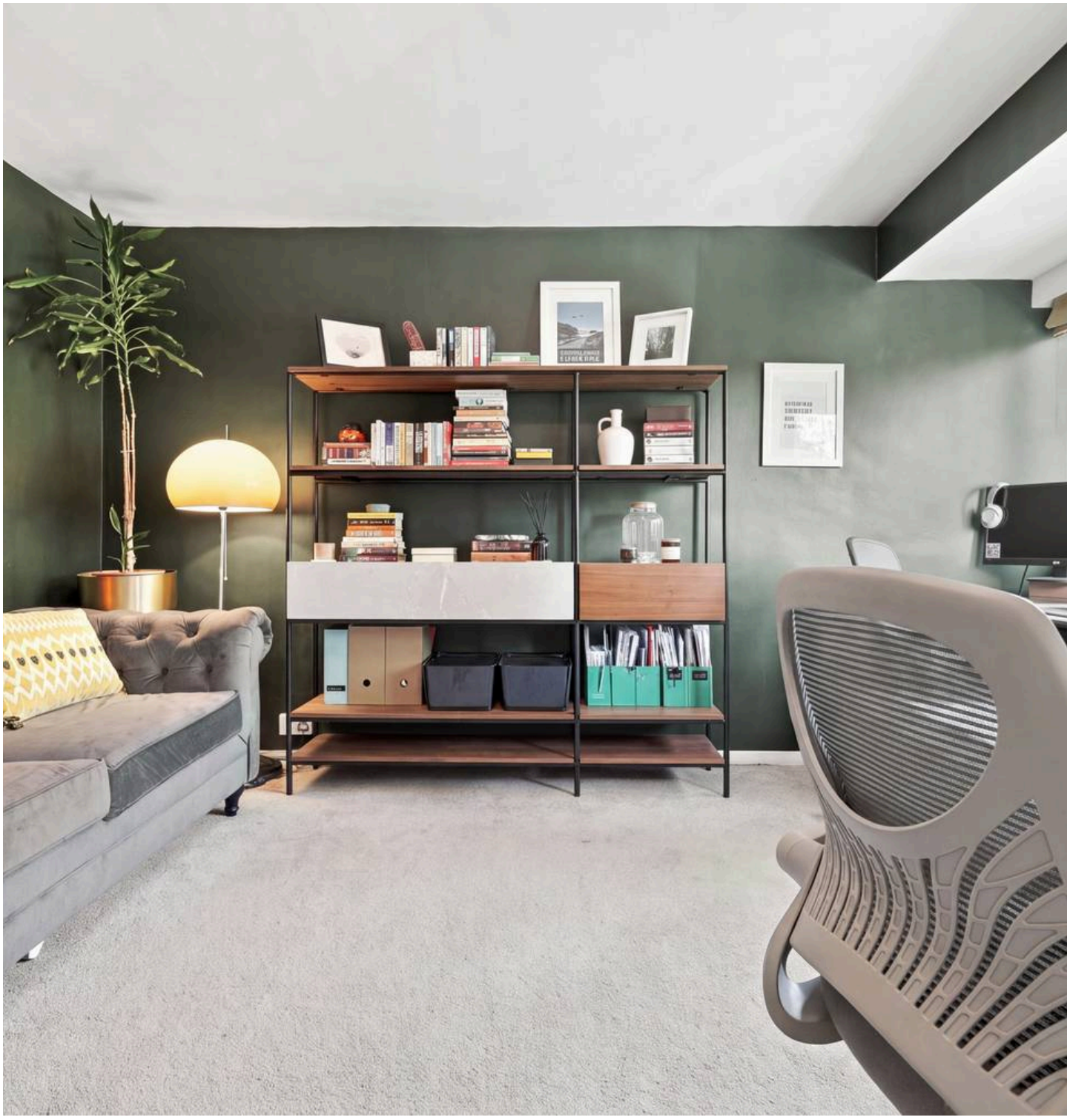
Coppice Row occupies a much sought after position in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent, as the village boasts a Central Line tube station and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

Council Tax band: F

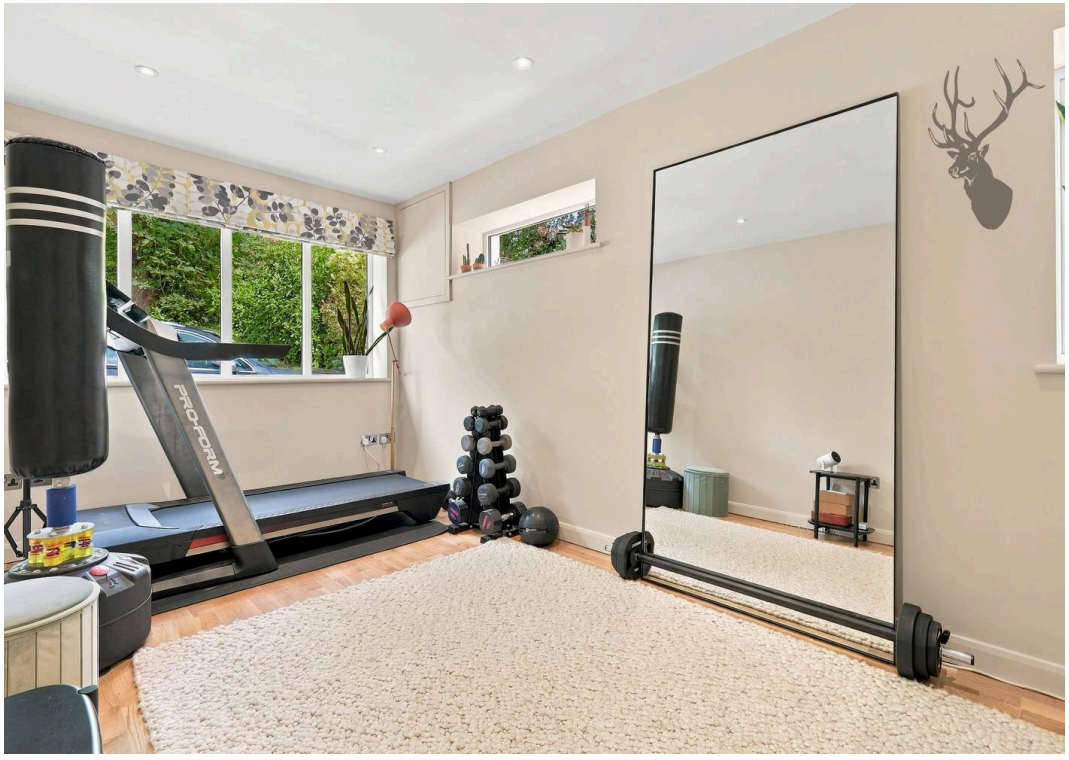
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:






PROFORM







Coppice Row, CM16

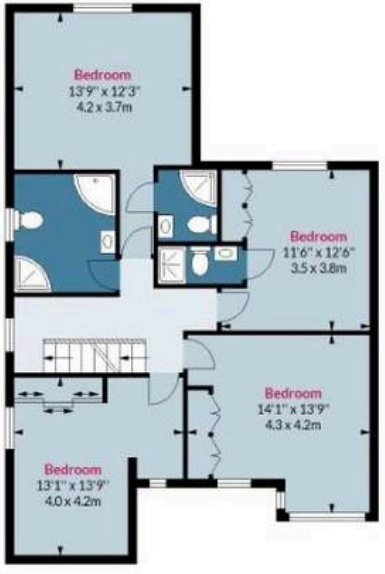
Approx. Gross Internal Area 2341 Sq Ft - 217.48 Sq M

BUTLER & STAG



Ground Floor

Floor Area 1016 Sq Ft - 94.39 Sq M



First Floor

Floor Area 897 Sq Ft - 83.33 Sq M



Second Floor

Floor Area 428 Sq Ft - 39.76 Sq M

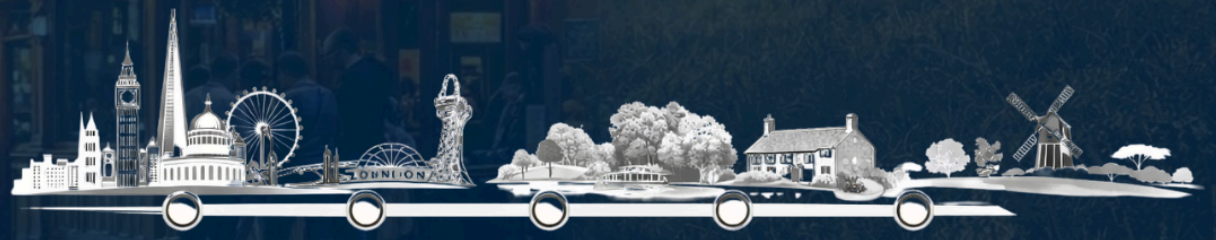
Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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