

9 Baldocks Road, Theydon Bois

Epping

Offers Over £900,000



9 Baldocks Road

Theydon Bois, Epping

Occupying a highly desirable position in Theydon Bois, Epping, this substantial four-bedroom semi-detached residence offers a rare opportunity to create a truly exceptional family home.

- Extended Semi-Detached Family Home
- Four Double Bedrooms/Two Bathrooms
- Three Reception Rooms
- 100 ft South Facing Rear Garden
- Off-Street Parking & Garage
- Kitchen/Breakfast Room
- 0.3 Miles To Theydon Bois Central Line Station & Village Shops/Restaurants/Pubs
- Stones Throw Walk To Theydon Bois Primary School
- Chain Free
- Further Potential To Extend (STPP)



With generous proportions, versatile living accommodation and an impressive rear garden extending to approximately 100 feet, the property presents an exciting blank canvas for those seeking to personalise and enhance a home to their own specification.

Approached via a welcoming entrance porch, the property opens into a spacious reception hallway, providing an immediate sense of scale. The ground floor offers an impressive selection of reception and family spaces, perfectly suited to modern family life and entertaining.

The principal reception room enjoys the character of a feature fireplace and flows naturally through to the dining room, which in turn leads into a substantial family room. This versatile space provides considerable scope for a range of uses, from a relaxed family living area to an elegant entertaining space.

A separate breakfast room connects conveniently to the kitchen, while direct access to the integral garage adds further practicality and storage.

The first floor provides four generously proportioned bedrooms, complemented by two shower rooms and a separate W.C. The accommodation offers excellent flexibility for a growing family, with scope to further modernise and reconfigure to suit individual requirements.

Outside, the property continues to impress. A paved front garden provides off-street parking and access to the integral garage, while a side passage leads to the property's outstanding rear garden.

Extending to approximately 100 feet, the rear garden is a particular highlight. Predominantly laid to lawn, it features established shrub and hedge borders together with generous patio areas, creating a













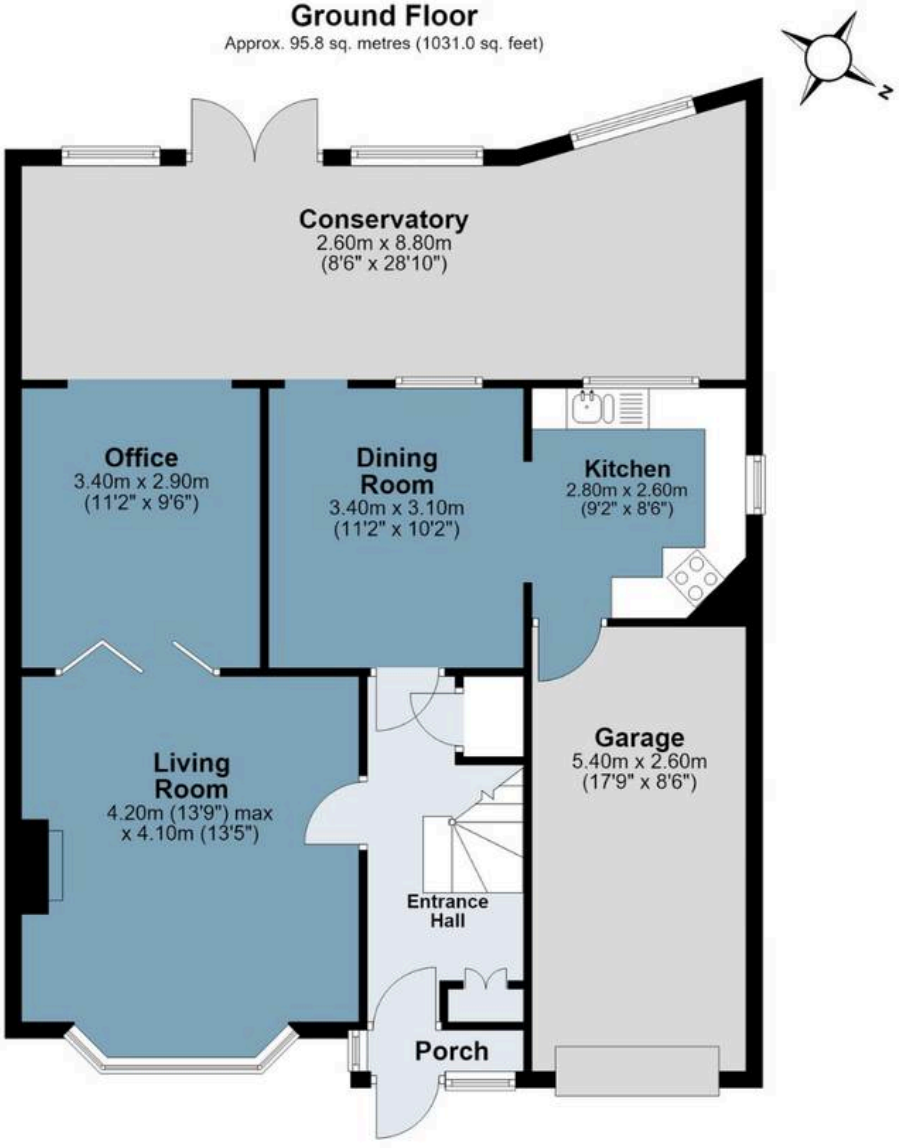
Baldocks Road

Approx. Gross Internal Area 178 sq. metres (1926 sq. feet)

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Ground Floor

Approx. 95.8 sq. metres (1031.0 sq. feet)



First Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



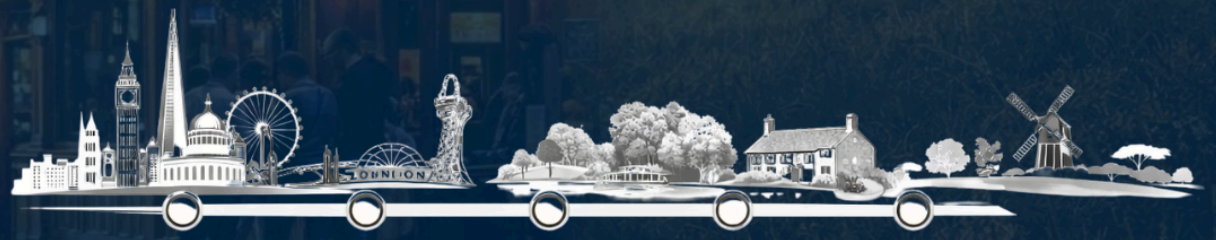
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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