

27 Purlieu Way, Theydon Bois

Epping

£1,175,000



27 Purlieu Way

Theydon Bois, Epping

Welcome to this beautifully presented family home on Purlieu Way, offering a perfect balance of modern living and practical design.

- Guide Price £1,175,000 - £1,200,000
- Utilty/Garage/Study
- Off Street Parking
- Spacious Kitchen/Dining Area
- Four Bedrooms
- Well Presented Throughout
- Semi Detached Family Home
- Complete Chain



Upon entering, you are greeted by a welcoming hallway that leads into a bright and spacious living room, ideal for relaxing with family. At the heart of the home is a stunning open-plan kitchen, dining, and living space. Flooded with natural light, this impressive area provides the perfect setting for both everyday living and entertaining, with direct access to the garden. A separate utility room, study, and guest cloakroom add further convenience, while internal access to the garage enhances practicality.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining rooms are served by a stylish family bathroom. The layout offers excellent flexibility for families, guests, or working from home.

Situated in a sought-after residential area, Purlieu Way is close to well-regarded schools, local shops, and everyday amenities. The property is within easy reach of green spaces and parks, making it ideal for outdoor activities. Excellent transport links ensure convenient access to nearby towns and the city, while the surrounding community offers a safe and welcoming environment.

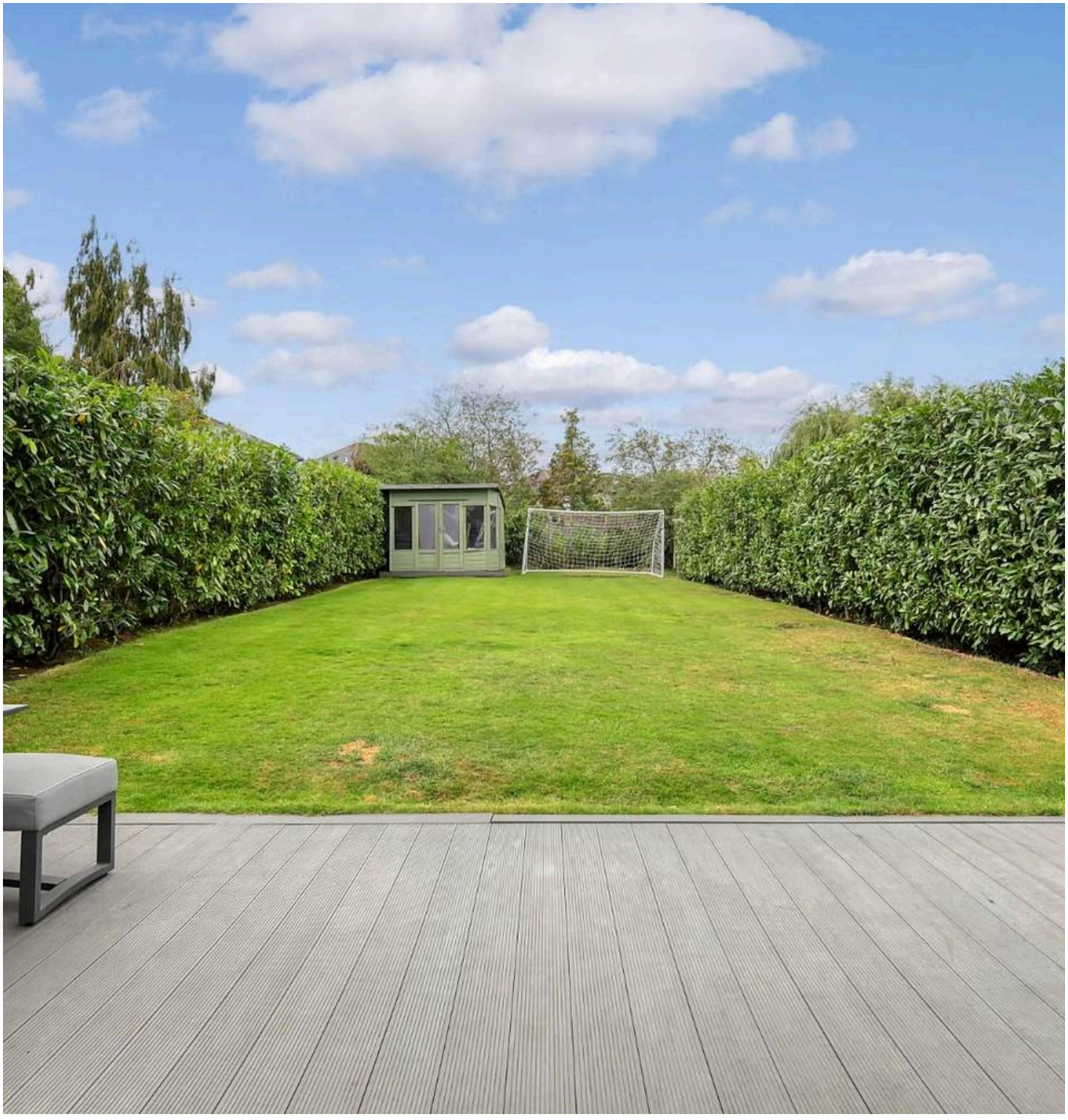
This home is a perfect opportunity for families seeking space, comfort, and convenience in a highly desirable location.

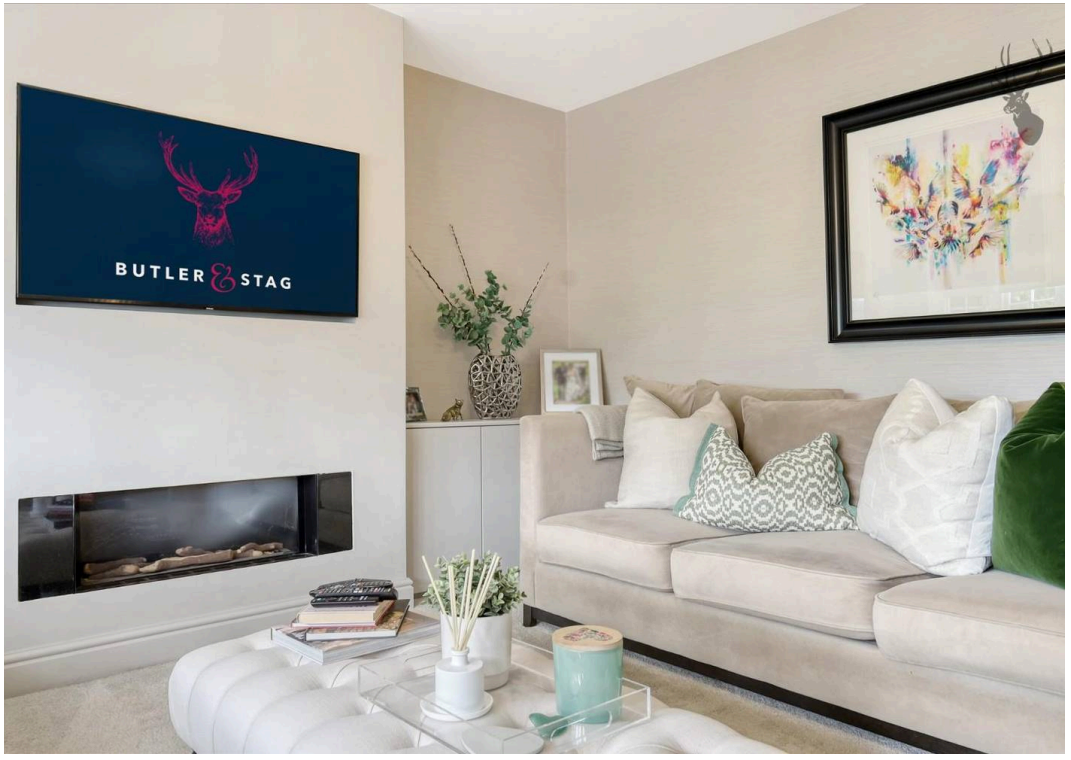
Council Tax band: E

Tenure: Freehold

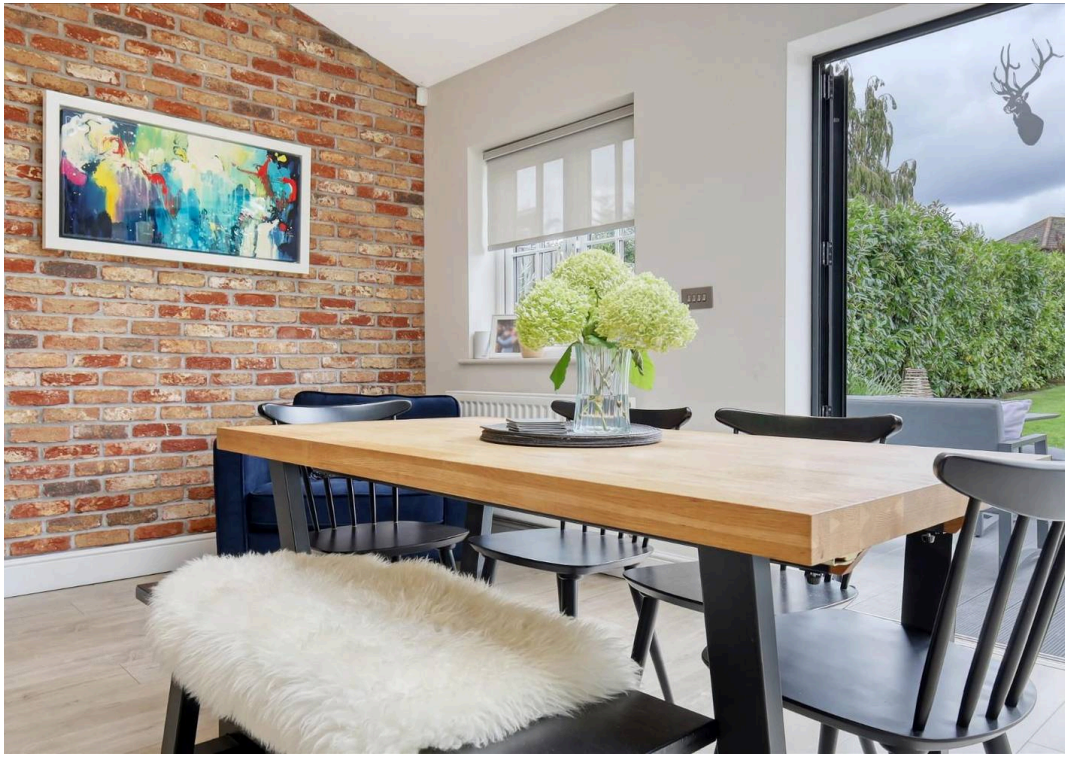
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C




BUTLER & STAG








BUTLER STAG

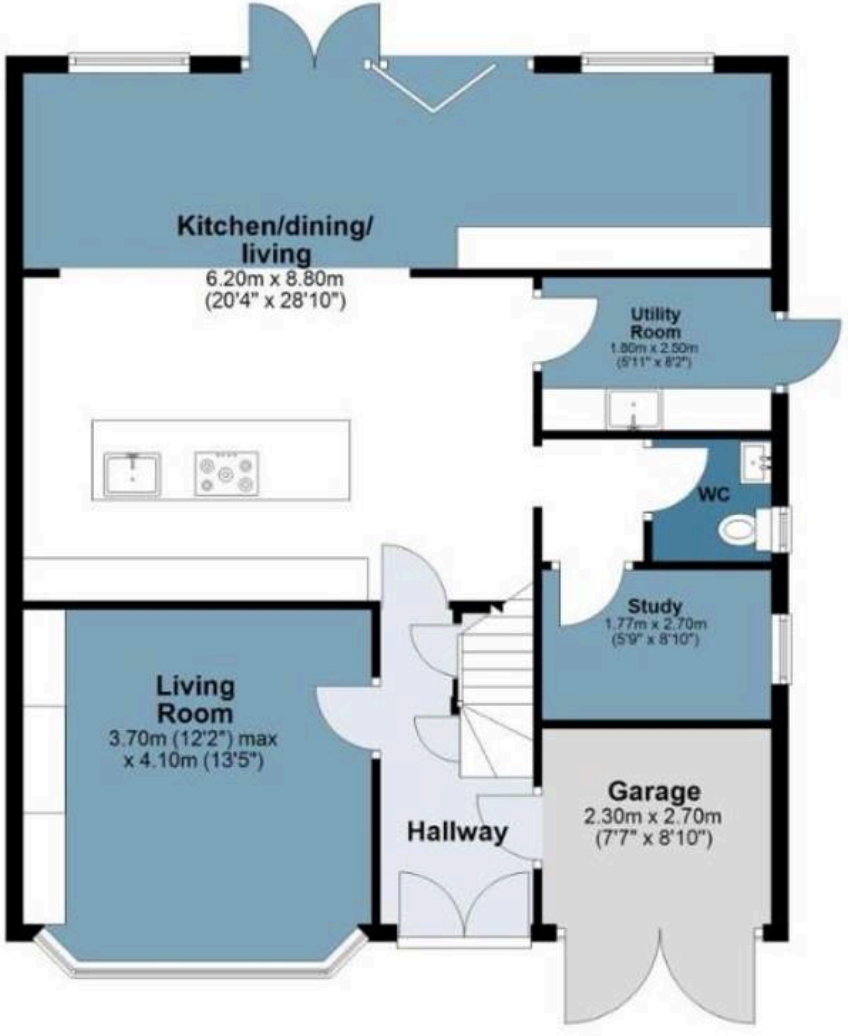
Purlieu Way

BUTLER & STAG

Approx. Gross Internal Area 150.8 Sq M (1623.4 Sq Ft)

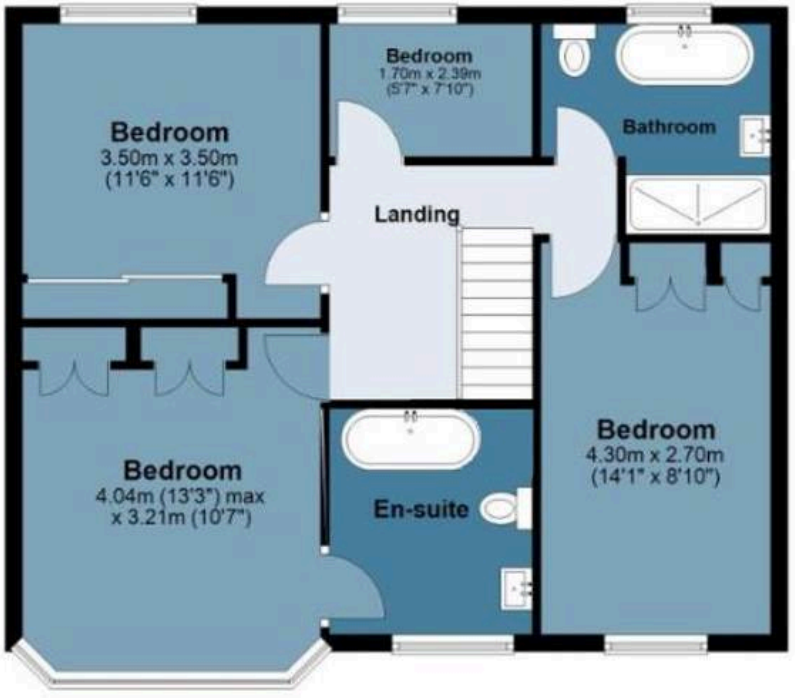
Ground Floor

Approx. 88.3 sq. metres (950.0 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



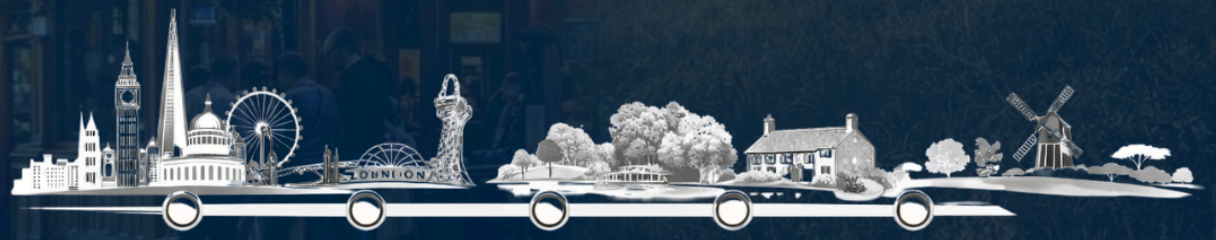
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

© @modephotouk www.modephoto.co.uk

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? **Let's talk**

BUTLER & STAG

Book your **FREE** valuation now



01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.