



Abridge Road, Epping, CM16

BUTLER & STAG

**Spanning over 2300 sq ft this stunning detached family home is situated within a secure development behind remote operated gates in a delightful rural setting on the edge of Theydon Bois and the borders of Abridge and in close proximity to Theydon Bois underground station.**



## Freehold

- Detached Family Home
- Large Living/Dining Room
- Undercover Allocated Parking
- Four Bedrooms/Two Bathroomss
- Gated Envelopment/Private & Communal Grounds
- Village Location

The property is full of character and charm, enjoying a versatile layout, The ground floor accommodation comprises a welcoming bright and airy entrance, modern kitchen/dining room with bi-folding doors leading onto the stunning west facing garden.

The first floor you will find four double bedrooms with the master offering an en suite bathroom and direct access to bedroom three which is currently being occupied as a walk in wardrobe for the master bedroom, there is also a further family bathroom suite upon the first floor alongside a vast amount of landing space that lends itself to have the opportunity to be utilised as a study space with views overlooking the rear garden.

Accessed from Abridge Road, the frontage is vast with long driveway to the converted farm buildings. There is a low maintenance private garden and decked terrace which overlooks the communal grounds including feature pond and further gardens. The property comes with two allocated garage spaces and outdoor storage.

Theydon Bois is a charming village with a traditional green and duck pond, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station w and easy access to the M25 and M11.

3D Virtual Tour - This property has a fully immersive walk through.

Butler & Stag is delighted to offer Virtual Viewings to all of our residential clients. This innovative 3D property technology allows prospective buyers or tenants to immerse themselves with a virtual walk through of each of our properties 24 hours a day, 7 days a week, whilst in the comfort of their home, work or wherever they may



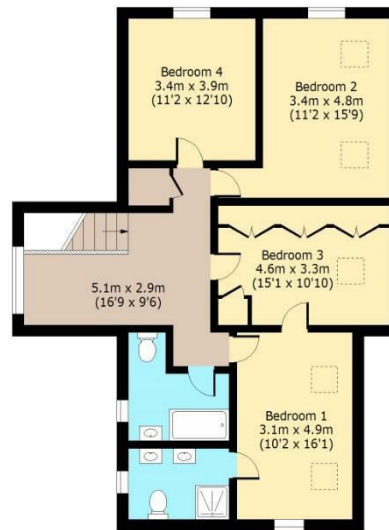


Abridge Road,

**Ground Floor**  
Approx. 121 Sq. meters (1302 Sq. feet)



**First Floor**  
Approx. 97 Sq. meters (1044 Sq. feet)



Total area: approx. 218 Sq. meters (2347 Sq. feet)  
For illustration purposes only - not to scale  
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**BUTLER & STAG**

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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.