



CHURCHILL
estates



Morgan Crescent, Theydon Bois

Asking Price £900,000

Tenure : Freehold

Floor Area : 1494.00 sq ft

Local Authority : Epping Forest

Council Tax Band : G

Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



This charming detached family home offers a perfect blend of comfort and convenience. The ground floor features a versatile study or additional bedroom, a well-appointed fitted kitchen complete with a dining table, and a spacious lounge that overlooks a serene rear garden, creating an ideal space for family gatherings. The ground floor also includes a convenient WC and ample understair storage, ensuring practicality for everyday living. Ascending to the first floor, you will find three generously sized double bedrooms, each equipped with fitted wardrobes. The master bedroom boasts a private shower ensuite, while a family bathroom is conveniently located off the hallway, alongside an airing cupboard that provides extra storage options. Externally, the property is complemented by a sizeable south west facing garden, perfect for outdoor activities and relaxation, with side access for added convenience. The front of the house offers off-street parking for multiple vehicles, catering to the needs of a busy family. Situated in a quiet residential street, this home is within walking distance to Theydon Primary School and just 0.3 miles from Theydon Bois Central Line station, making commuting a breeze. Local amenities, including a Tesco Express, delightful restaurants, cafes, and boutique shops, are merely moments away, enhancing the appeal of this lovely property. This home is not just a place to live; it is a lifestyle choice in a sought-after village setting.







- Detached Family Home
- Three Double Bedrooms With Fitted Wardrobes
- Large Rear Garden With Side Access
- 0.3 Miles To Theydon Bois Central Line Station
- Walking Distance To Theydon Bois Primary School
- Ground Floor Study / Bedroom
- Spacious Living Room
- Off-Street Parking For Multiple Vehicles
- Amenities Nearby
- South West Facing Garden

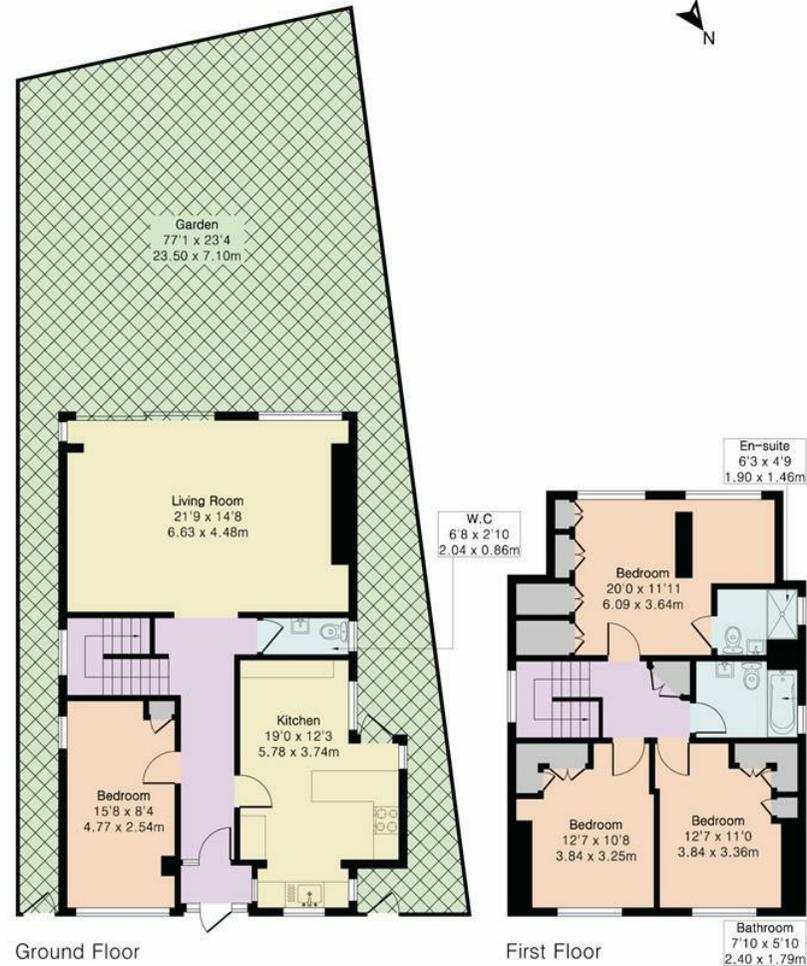




Approximate Gross Internal Area 1494 sq ft - 138 sq m

Ground Floor Area 845 sq ft - 78 sq m

First Floor Area 649 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Email buckhursthill@wearechurchills.co.uk

To view call **0208 504 2222**

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