



**Theydon Grove, Epping**

**Price Range £875,000 - £885,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE: £875,000 - £885,000 \* STUNNING TOWN HOUSE \* JUST OFF THE HIGH STREET \* SHORT WALK TO THE STATION \* EXCELLENT CONDITION THROUGHOUT \* DRIVEWAY & GARAGE \*

Nestled in the highly desirable location of Theydon Grove, Epping, this charming Georgian-style townhouse offers a perfect blend of elegance and modern living. The property is arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering the ground floor, you are greeted by a fitted kitchen, leading to a stunning dining room. This inviting space features double doors and large windows that overlook the beautifully maintained rear garden, creating a bright and airy atmosphere. Additionally, a convenient ground floor cloakroom and an integral garage and utility room.

The first floor boasts a remarkable lounge with wonderful views to the front elevation. This level also accommodates two generously sized double bedrooms and a family Shower Room, making it ideal for family living or hosting guests.

Ascending to the top floor, you will find the master bedroom, which includes a dressing area and an en-suite bathroom, providing a private retreat for relaxation, plus a fourth bedroom or study.

The exterior of the property is equally appealing, with a paved front garden that allows parking for two vehicles. The rear garden is a true oasis, featuring a patio area that leads to a lush lawn, surrounded by mature shrubs and flower borders. For those who enjoy outdoor living, a raised decked patio area offers the perfect spot for unwinding in the sun.

This delightful townhouse not only offers a comfortable and stylish living space but also benefits from its prime location atop the High Street, making it an excellent choice for those seeking a vibrant community atmosphere.







### Entrance Hall

### Cloakroom

4'8 max x 4'7 max (1.42m max x 1.40m max)

### Kitchen

11'10" x 7'7" (3.60m x 2.32m)

### Utility Room

15'9" x 7'10" (4.80m x 2.38m)

### Family/Dining Room

11'10" x 14'3" max (3.61m x 4.34m max)

### Landing

### Shower Room

7'1 max x 6'8 max (2.16m max x 2.03m max)

### Living Room

11'10" x 20'4" (3.61m x 6.19m)

### Balcony

1'8" x 10'2" (0.50m x 3.10m)

### Bedroom 2

11'11" x 11'10" max (3.63m x 3.61m max)

### Bedroom 3

11'11" x 8'9" (3.64m x 2.66m)

### Landing

### Bedroom 1

13'9" x 12'11" (4.19m x 3.94m)

### Dressing Area

6'8" x 9'0" (2.04m x 2.74m)

### En-suite Bathroom

9'0 x 8'5 max (2.74m x 2.57m max)

### Bedroom 4

9'2" x 10'0" (2.79m x 3.05m)

### EXTERIOR

### Rear Garden

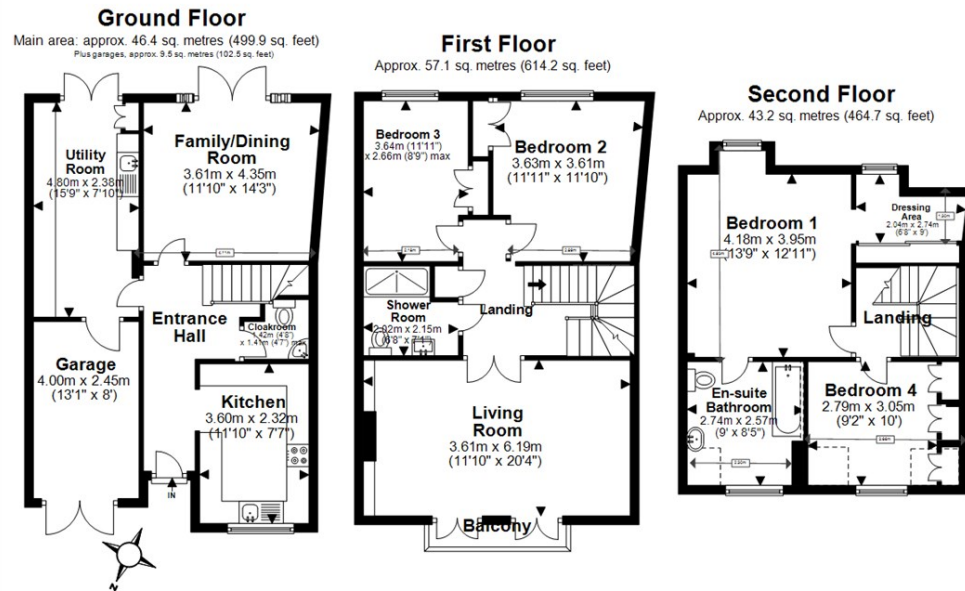
39'7 x 25'8 (12.07m x 7.82m)

### Garage

13'1 x 8'0 (3.99m x 2.44m)

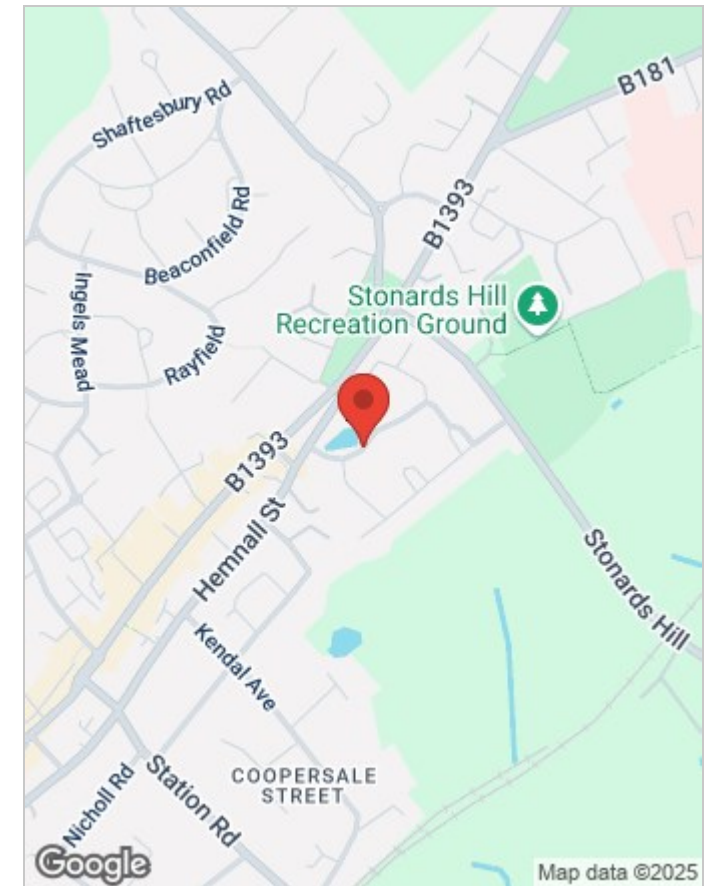






Main area: Approx. 146.7 sq. metres (1578.8 sq. feet)  
Plus garages, approx. 9.5 sq. metres (102.5 sq. feet)

Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

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