



Coppice Row, Theydon Bois, Epping

Price Range £850,000 - £875,000

 **3**  **1**  **2**  **E**

MILLERS
ESTATE AGENTS

PRICE RANGE £850,000 - £875,000
* THREE BEDROOMS * DETACHED CHALET
BUNGALOW * INTEGRAL GARAGE *
EXTENDED LOUNGE *
* POTENTIAL TO EXTEND FURTHER STPP *
OVER 100FT REAR GARDEN * AMPLE OFF
STREET PARKING * CLOSE TO CENTRAL LINE
STATION * VILLAGE LOCATION *

Nestled in the charming village of
Theydon Bois, this delightful detached
extended chalet bungalow on Coppice
Row offers a perfect blend of comfort and
convenience. With three well-
proportioned bedrooms, this property is
ideal for families or those seeking extra
space.

The home boasts two inviting reception
rooms, providing ample space for
relaxation and entertaining. The layout is
designed to maximise light and create a
warm atmosphere throughout. The
property is set within a generous plot,
featuring an impressive rear garden that
extends over 100 feet, perfect for outdoor
activities, gardening, or simply enjoying
the tranquillity of nature.

Parking is a breeze with space for up to
four vehicles, ensuring that you and your
guests will never be short of room. The
location is particularly appealing, as it is
within walking distance of local shops
and the Central Line station, making
commuting and daily errands
exceptionally convenient.

This chalet bungalow presents a
wonderful opportunity to enjoy village
life while being well-connected to the
wider area. With its spacious interiors
and lovely outdoor space, this property is
a must-see for anyone looking to settle in
the picturesque Theydon Bois.





Porch
7'1 x 3'5 (2.16m x 1.04m)

Entrance Hall

Living Room
11'0 max" x 26'10" (3.35m max" x 8.18m)

Kitchen
11'1" x 11'4" max (3.38m x 3.45m max)

Family Room
11'1" x 10'10" (3.39m x 3.30m)

Bedroom 1
13'3" x 12'7" (4.04m x 3.83m)

Bedroom 2
9'11" x 11'7" max (3.02m x 3.53m max)

Bathroom
6'1 x 7'10 (1.85m x 2.39m)

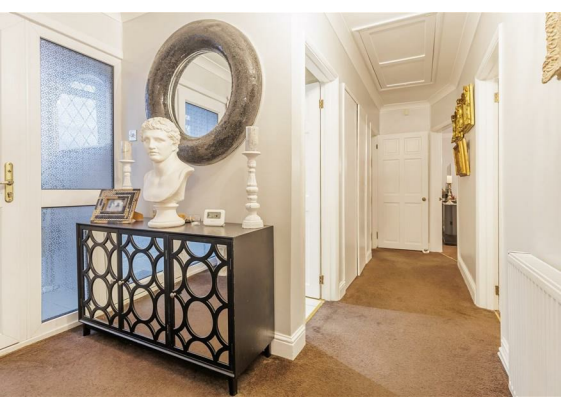
Bedroom 3
10'11" x 14'4" (3.32m x 4.38m)

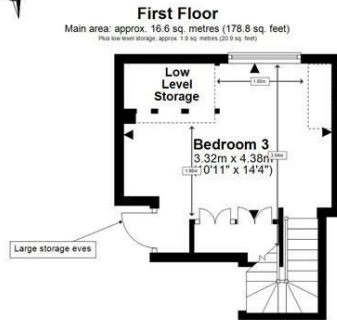
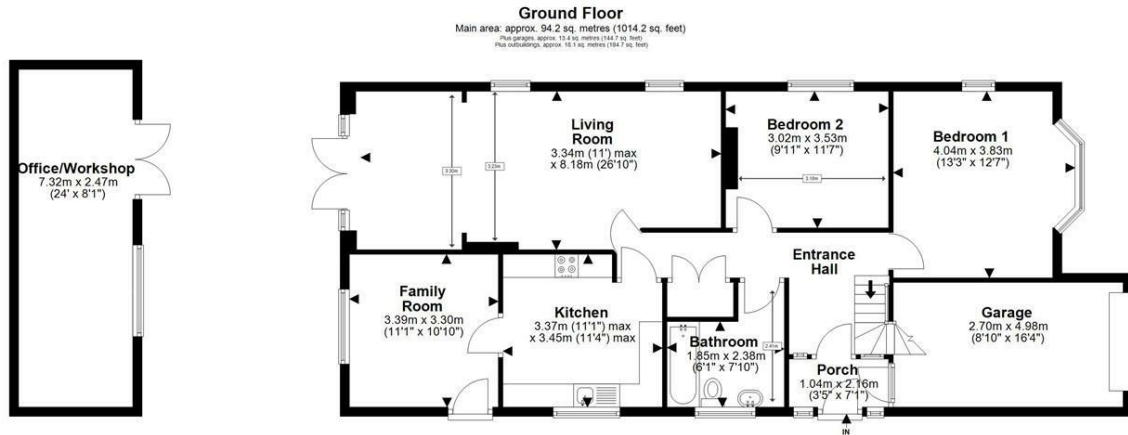
EXTERIOR

Rear Garden
104'0 x 31'4 (31.70m x 9.55m)

Garage
16'4 x 8'10 (4.98m x 2.69m)

Office/Workshop
24'0" x 8'1" (7.32m x 2.47m)





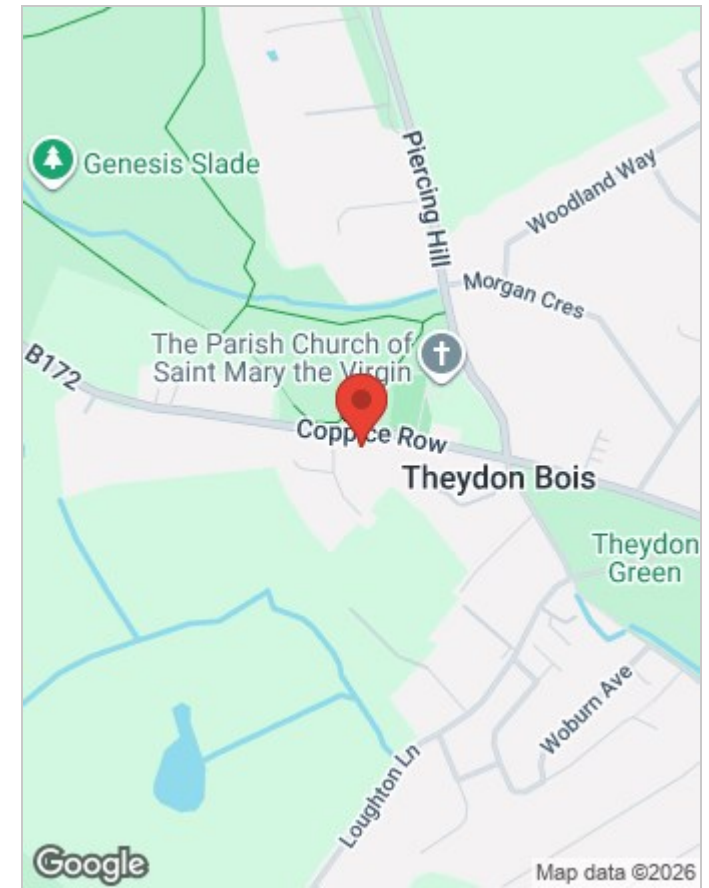
Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Main area: Approx. 110.8 sq. metres (1193.0 sq. feet)
Plus garages: approx. 13.4 sq. metres (144.7 sq. feet)
Plus outbuildings: approx. 18.1 sq. metres (194.7 sq. feet)
Plus low level storage: approx. 1.9 sq. metres (20.9 sq. feet)

Total area including garages and outbuildings and low level storage: approx. 144.2 sq metres (1553.3) sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		46	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk