



P R I M E R E S I D E N T I A L

P R E S E N T S

Coppice Row, Theydon Bois



E | J jam

RESIDENCE

# Coppice Row, Theydon Bois



Elliott James is incredibly proud to welcome to the market a rare and exciting opportunity to purchase this CHAIN FREE wonderful family home situated on a prime road in Theydon Bois. Offering a full plot length of 380 feet, this property is nothing short of truly remarkable. The property lends itself to a plethora of potential and could be transformed with a back and side extension STPP. The private rear garden space spanning over 330 feet in length backs onto the deer sanctuary providing the most beautiful overlook of scenic and peaceful nature.

As you enter the property you are greeted by the entrance hall, a large formal reception room, kitchen, additional storage and a cloakroom. The first floor is fitted with two double bedrooms, the principal bedroom and family bathroom. Also included with the property is an attached garage and a very large drive offering ample off-street parking for up to five cars.

This wonderful opportunity is situated just 0.8 miles from Theydon Bois Central Line Station offering direct access into Central London, several well-regarded private and public schools, local amenities including great local pubs, bars and restaurants and Epping Forest. Theydon Bois also benefits from a fabulous village green complete with a duck pond, park and a well-regarded golf course. The property is being offered to the market CHAIN FREE.

Viewings are strictly by appointment only.



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With over 25 years of experience within the property industry I have a wealth of knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



**Heidi Foster MNAEA**

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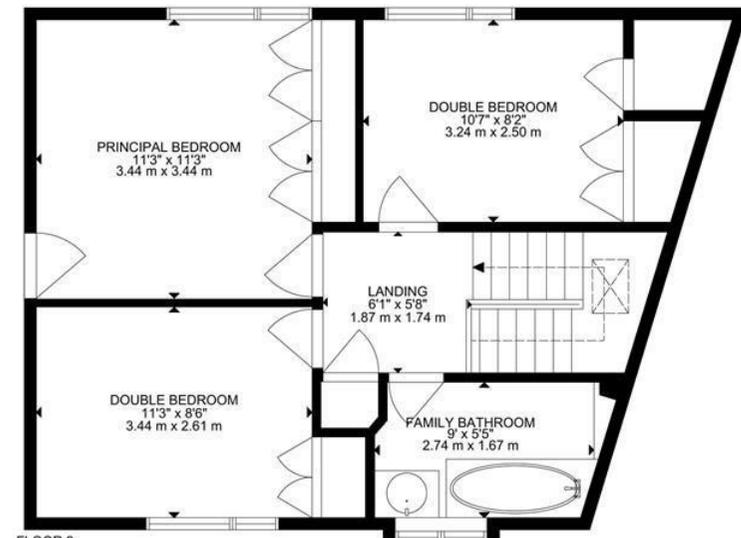
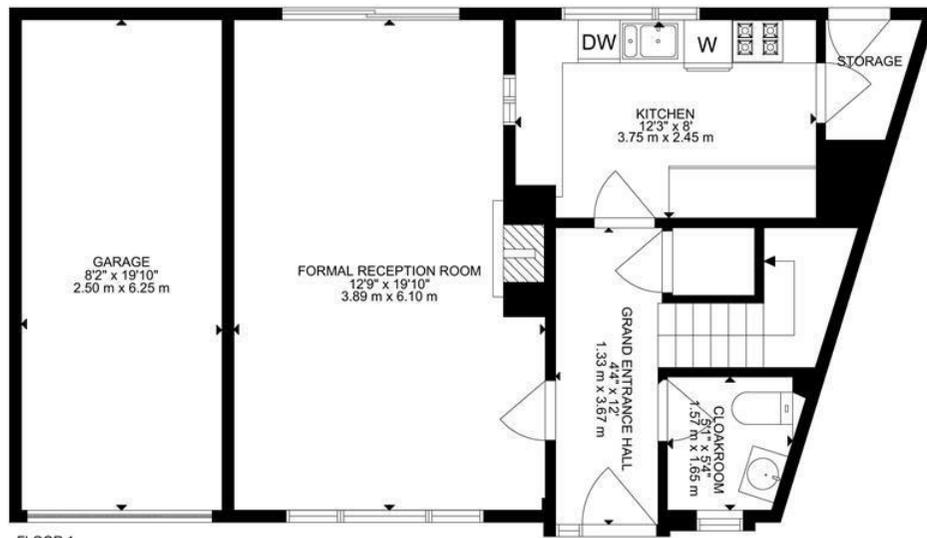


An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

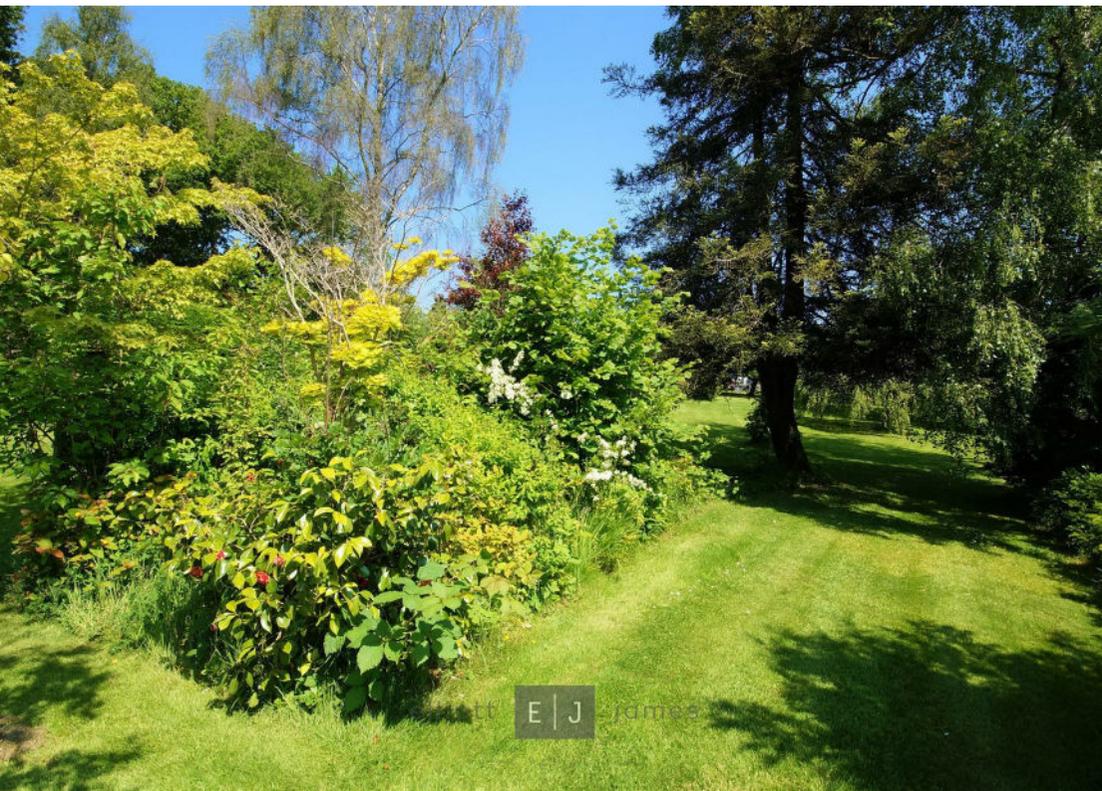
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Sqft 1268.00 sq ft	Type House - Semi-Detached	Style 1970s
Bedrooms 3	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band F

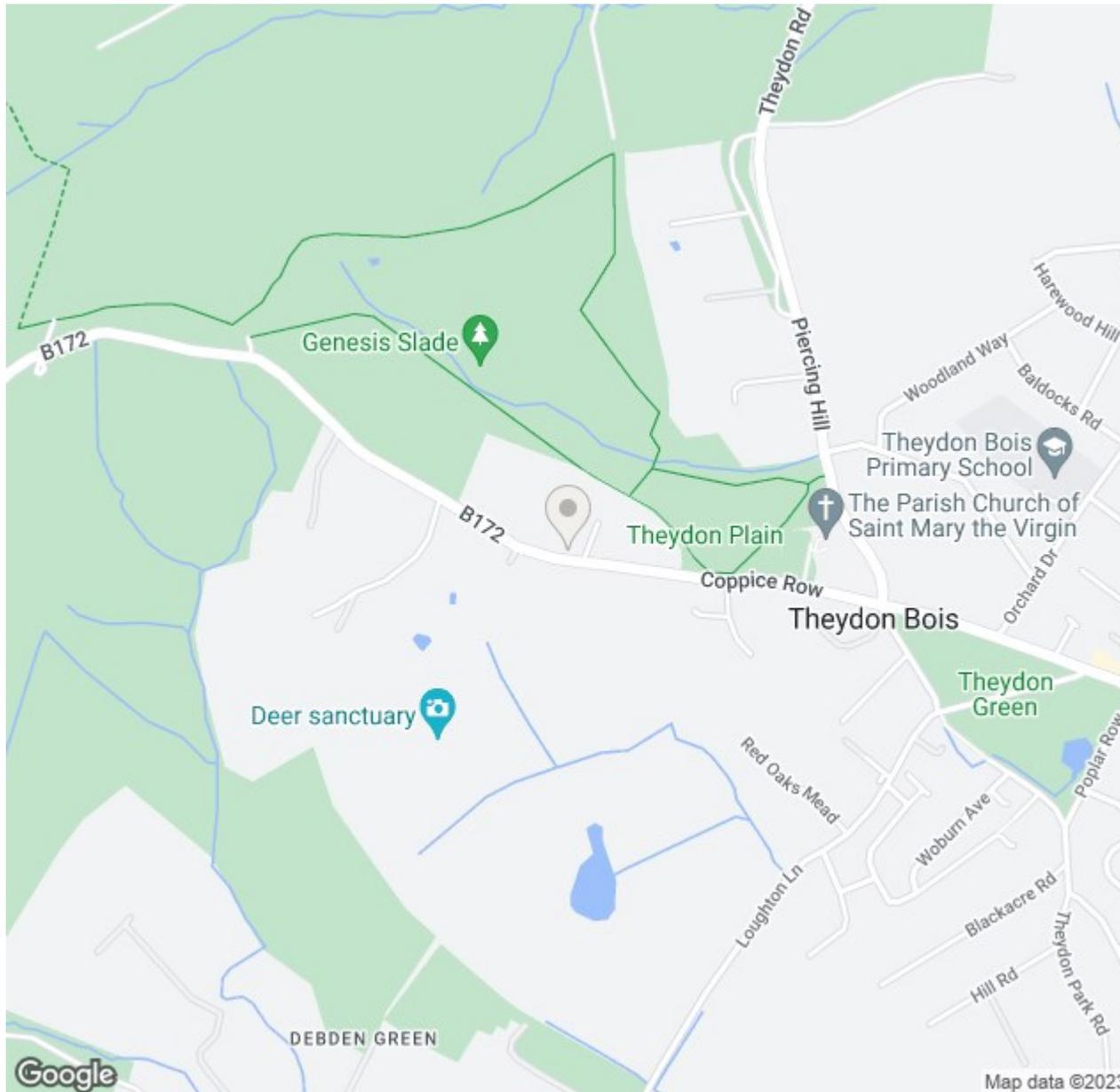
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 548 SQ FT, 51 m<sup>2</sup>, FLOOR 2: 559 SQ FT, 52 m<sup>2</sup>, GARAGE: 161 SQ FT, 15 m<sup>2</sup>  
TOTAL: 1268 SQ FT, 118 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			53
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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