



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

P R E S E N T S

Chestnut Mews, Coppice Row, Theydon Bois



elliott E | J James

PRIME RESIDENTIAL

Chestnut Mews, Coppice Row, Theydon Bois



Nestled in the charming Chestnut Mews on Coppice Row, Theydon Bois, this exquisite ground floor apartment offers a delightful blend of modern living and classic design. Built in 2020, this three-bedroom residence spans an impressive 1,216 square feet, providing ample space for comfortable living.

With an open plan kitchen and lounge/diner, perfect for both entertaining guests and enjoying quiet evenings at home. The modern mock Tudor style adds a touch of elegance, while the apartment's excellent condition ensures a move-in ready experience for its new owners.

This property boasts two well-appointed ensuites, catering to the needs of families or those who enjoy having extra space. The communal gardens offer a serene outdoor retreat, ideal for relaxation. Additionally, the convenience of one allocated car park space is a significant advantage in this desirable area.

This apartment is within walking distance to Theydon Bois tube station, providing easy access to central London and beyond. With no onward chain, this property is ready for you to make it your own without delay.

A modern 3-bedroom apartment, combining style, space, and convenience in a sought-after location. This property is sure to impress.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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

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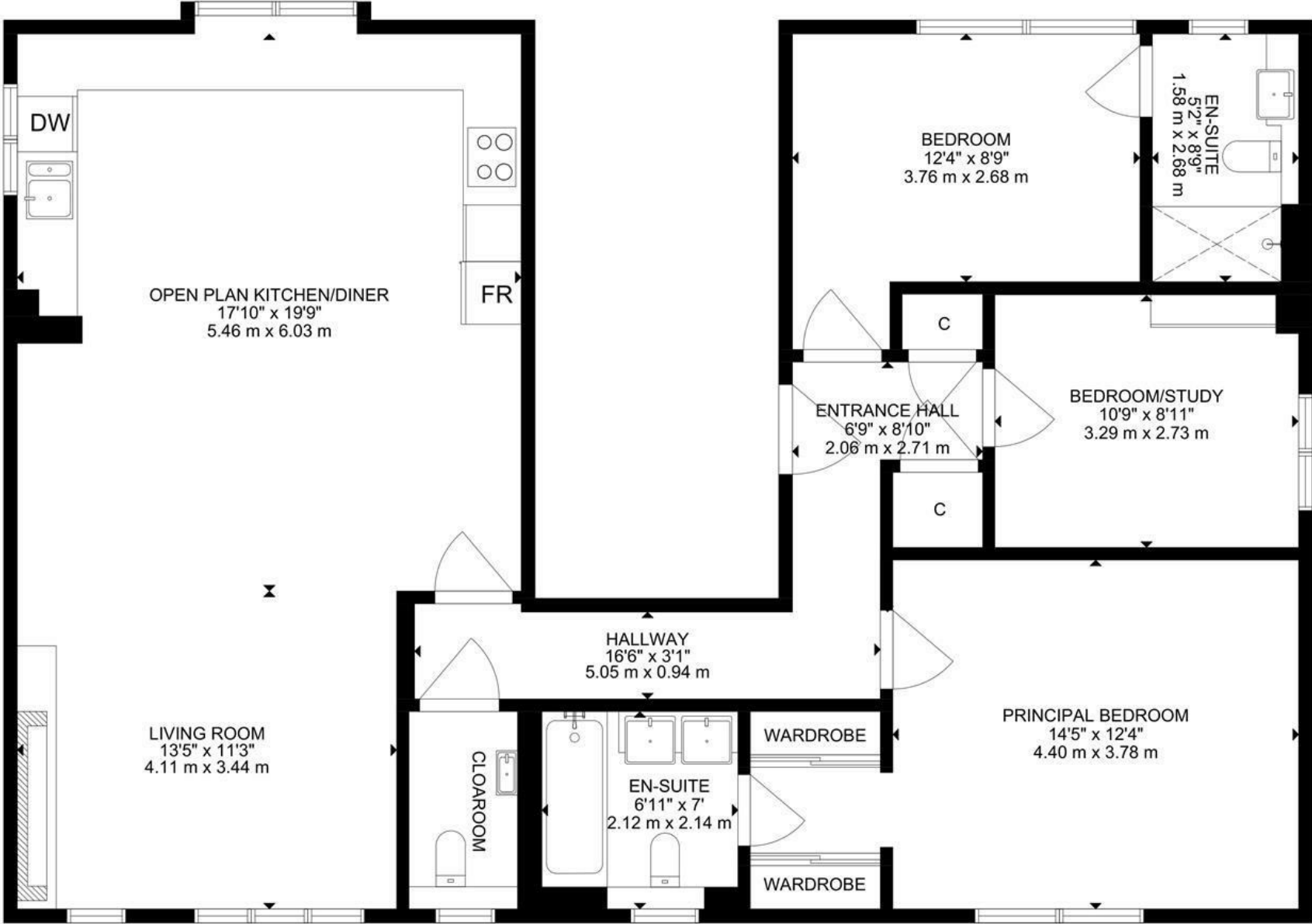
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|-----------------------|----------------------------------|-----------------|
| Sqft 1216.00 sq ft | Type Apartment | Style Modern |
| Bedrooms 3 | Receptions 1 | Bathrooms 2 |
| Tenure Leasehold | Local Authority Epping Forest | Tax Band D |

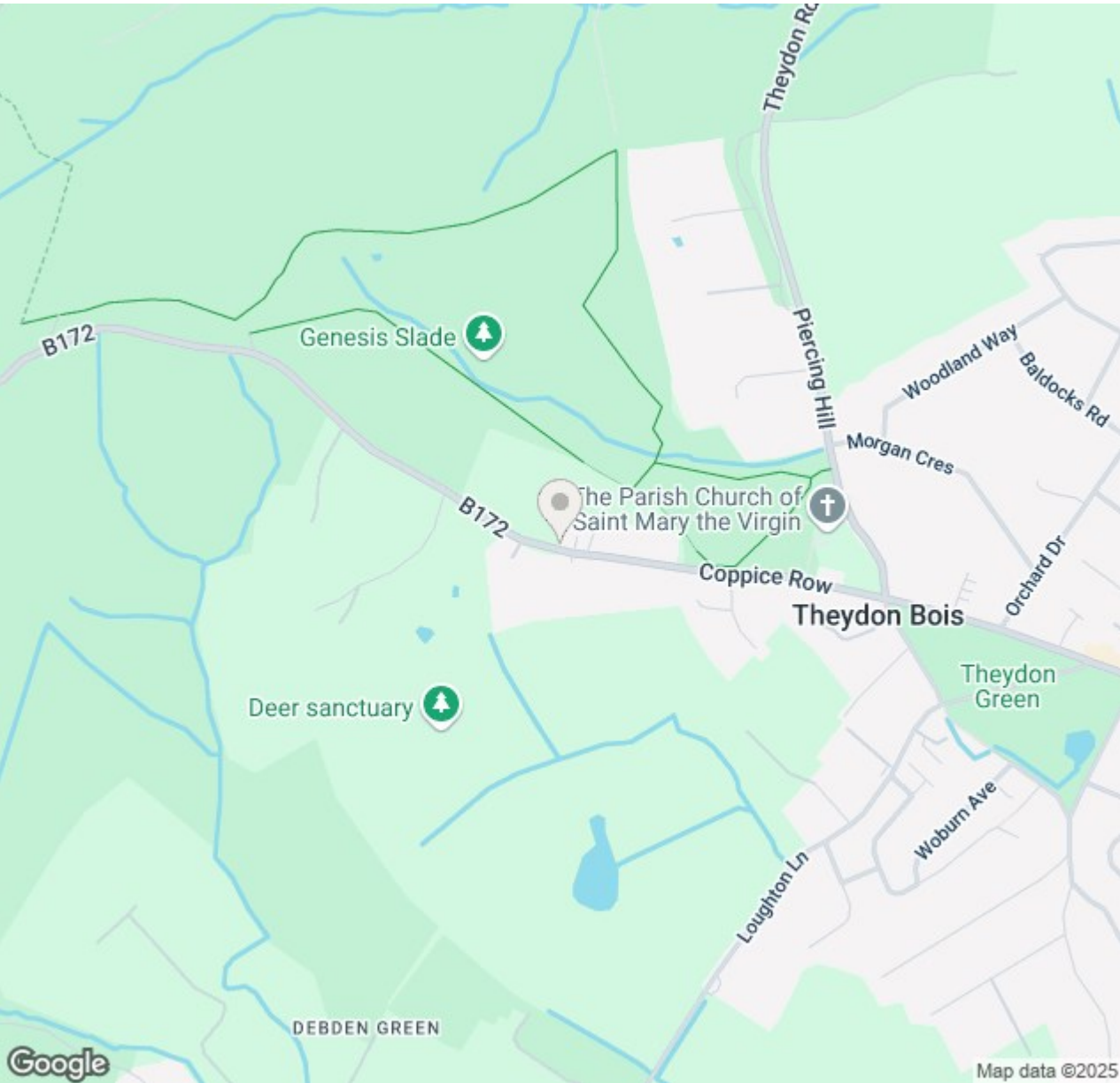
PLANS



GROSS INTERNAL AREA
TOTAL: 1216 SQ FT, 113 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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

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