



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

P R E S E N T S

Theydon Grove, Epping



E | J James

Theydon Grove, Epping



Nestled in the charming area of Theydon Grove, Epping, this delightful three-bedroom end of terrace family home offers a perfect blend of comfort and modern living. With a high specification throughout, the property boasts a spacious reception room that provides an inviting space for relaxation and entertainment.

The well-appointed kitchen and dining area are ideal for family gatherings, while the three generously sized bedrooms ensure ample space for everyone. The two bathrooms add convenience, making morning routines a breeze.

One of the standout features of this home is the private swimming pool, perfect for enjoying sunny days and hosting summer barbecues. Additionally, the property benefits from off-street parking, providing ease and security for your vehicles. This stunning home also features air conditioning in both the kitchen and principal bedroom.

Situated close to local amenities, you will find shops, schools, and parks just a short distance away, making this location both practical and desirable. This end of terrace house is not just a home; it is a lifestyle choice for families seeking comfort and convenience in a vibrant community. Don't miss the opportunity to make this wonderful property your own.

Please call us on 0208 0165 333 to book a viewing now!



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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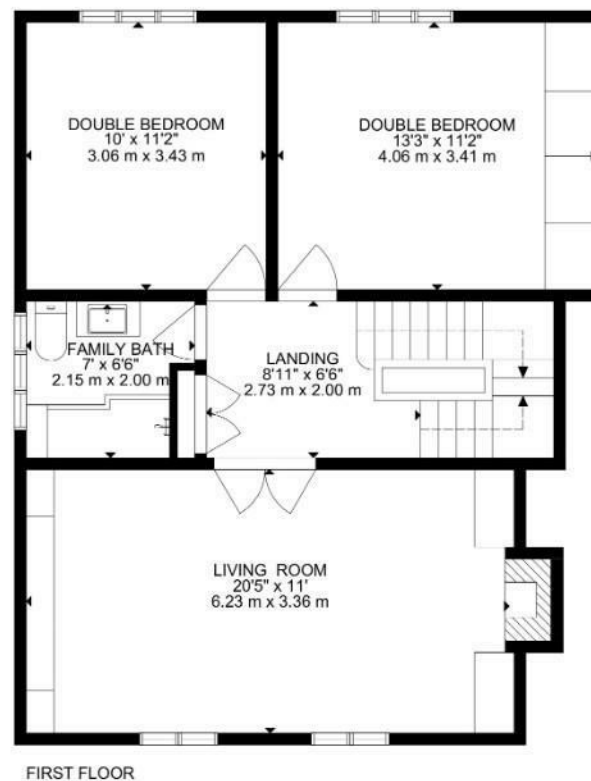
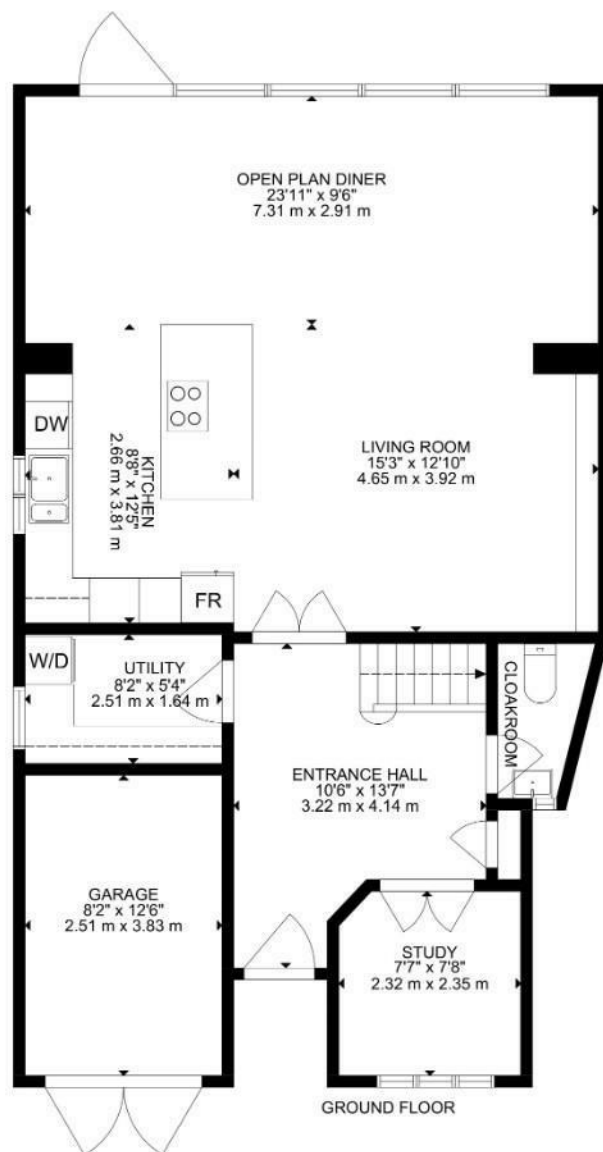
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Sqft 2076.00 sq ft	Type House - End Terrace	Style 1960's
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band F

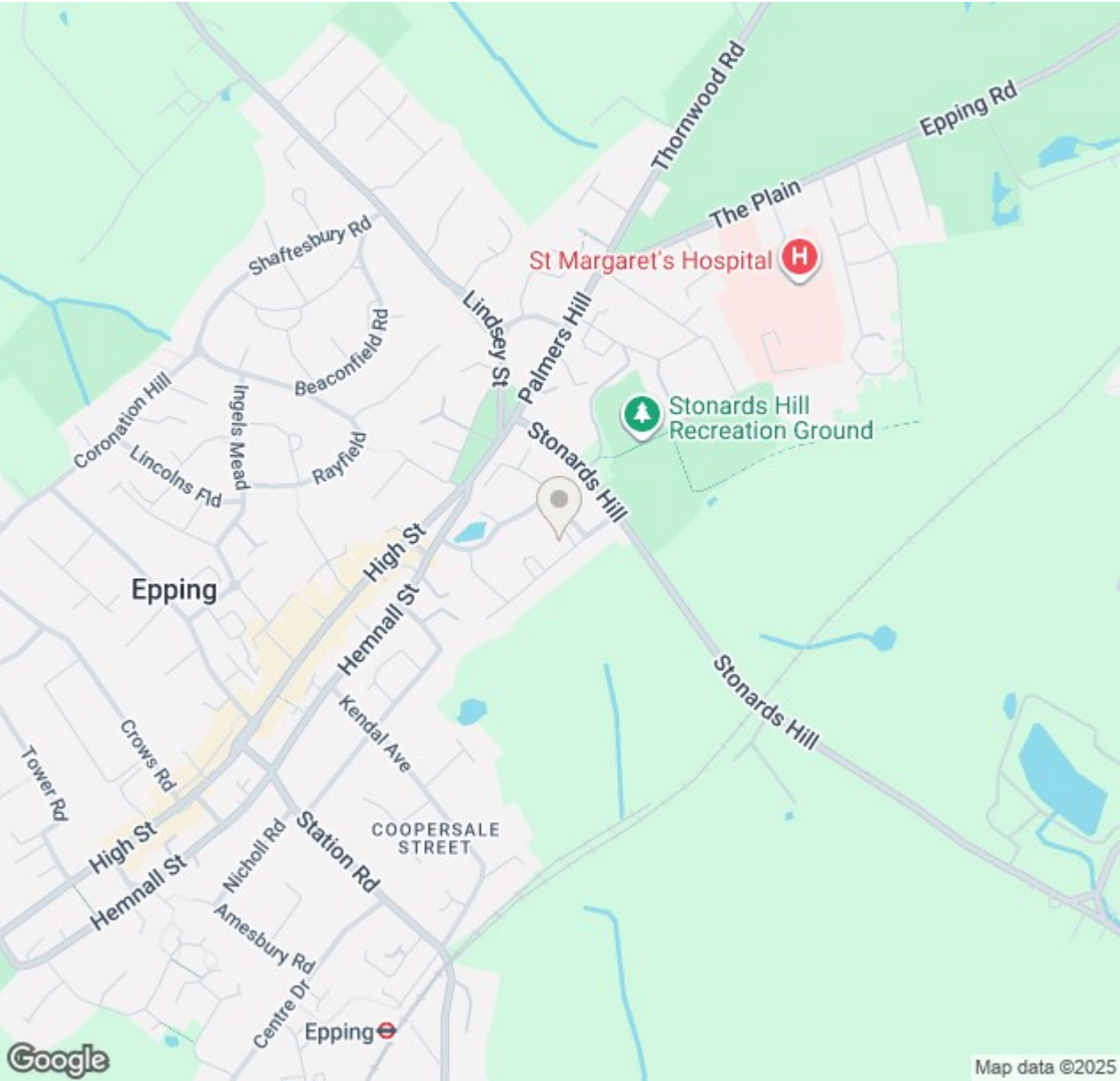
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 84 m², 904 SQ FT, FIRST FLOOR: 61 m², 656 SQ FT, SECOND FLOOR : 48 m², 516 SQ FT
 TOTAL: 193 m², 2076 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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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