

BUTLER & STAG



Auchinleck Theydon Park Road, Theydon Bois

Epping

Fixed Price £625,000



## Auchinleck Theydon Park Road

Theydon Bois, Epping

A rare and exciting opportunity to acquire a generously sized plot in a picturesque countryside setting, with planning permission granted for the demolition of the existing bungalow and ancillary accommodation, and the construction of one substantial four-bedroom bungalow arranged over two floors, together with associated parking, amenity space, refuse and cycle storage (EPF/2279/24).

- 100 ft Rear Garden
- Plot Currently Occupied By A Detached Three Bedroom Bungalow
- Off Street Parking For Several Vehicles
- Planning Permission For A Detached Four Bedroom Home (EPF/2279/24)
- Theydon Bois Village Location
- Views Over Open Countryside



Designed with modern family living in mind, the approved plans (shown in floorplans 1 and 2) provide for a spacious and versatile layout, including a principal bedroom with en suite, three further bedrooms, kitchen, living and dining room, additional reception room, utility room, and family bathroom.

Interested parties are advised to consult the Epping Forest planning portal for full details of the approved application and to carry out their own independent enquiries prior to purchase.

The existing property sits on a good-sized plot enjoying far-reaching countryside views, and currently comprises a three-bedroom bungalow (shown in floorplan 3), featuring a large living room, kitchen/diner, and family bathroom.

Externally, the property benefits from a large garden and currently includes an outbuilding with kitchen area and shower room, as well as a further outbuilding. Under the approved planning consent, the first outbuilding is to be demolished as part of the redevelopment.

Enjoying wonderful countryside outlook to the front toward the end of a private un-adopted lane on the edge of Theydon Bois village. Theydon Park Road is a popular residential turning well placed for local amenities. The village offers a selection of shops, pubs, restaurants and excellent access into London. There are several well regarded state and private schools within easy reach and an established golf club.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Theydon Park Road, CM16

Ground Floor  
Approx. 67 Sq. meters (1144 Sq. feet)



Total area (including shed) approx. 161 Sq. meters (1826 Sq. feet)  
Total area (excluding shed) approx. 37 Sq. meters (1144 Sq. feet)  
For illustration purposes only - not to scale  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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