



1 Maple Close Loughton Lane, Theydon Bois  
Epping

£1,200,000



# 1 Maple Close Loughton Lane

Theydon Bois, Epping

Situated in a quiet cul-de-sac, this substantial four-bedroom detached home offers approximately 1,823 sq. ft. of versatile living space, perfectly suited to modern family life. Thoughtfully arranged over two floors, the property combines generous reception areas with practical everyday functionality.

- Detached Family Home
- Four Double Bedrooms/Two Bathrooms
- Two Formal Reception Rooms
- Double Garage
- Separate Study & Ground Floor Guest Cloakroom
- Off-Street Parking For Several Vehicles
- Westerly Facing Rear Garden
- Planning Permission Passed for Two Storey Rear Extension/ Front Porch, Loft Extension & Garden Room
- 0.4 Miles Walk To Theydon Bois Central Line Station
- Cul-De-Sac Turning



The ground floor features a welcoming entrance hall leading to a spacious living room with excellent natural light, alongside a separate dining room ideal for entertaining. The well-proportioned kitchen is complemented by a useful utility room and opens into a bright conservatory overlooking the garden, creating an ideal space for relaxing or informal dining. A dedicated home office provides flexibility for remote working, while a convenient downstairs WC adds further practicality. The integrated double garage offers additional storage or parking options.

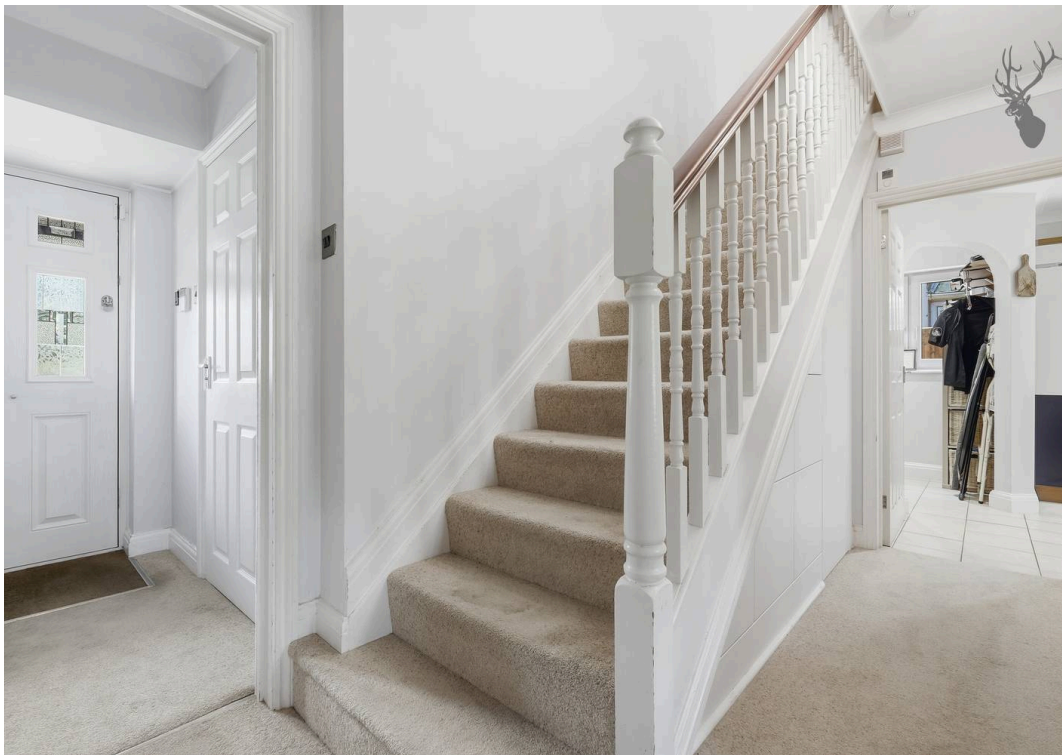
Upstairs, the first floor comprises four good-sized double bedrooms, all offering fitted wardrobes including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom and all benefit from fitted storage space, making the layout particularly appealing for growing families.

Combining spacious accommodation with flexible living areas, this attractive home is ideal for buyers seeking a well-balanced family property in a peaceful residential setting.

Of particular note, the property has been fitted with new triple glazed Internorm windows, under warranty with retractable fly screens including to the patio doors.

Maple Close is positioned on Loughton Lane close to the village green in the highly sought area of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.







# Maple Close

Approx. Gross Internal Area 169.4 sq. metres (1823.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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