



31 Morgan Crescent, Theydon Bois
Epping

Guide Price £1,350,000



31 Morgan Crescent

Theydon Bois, Epping

Situated within the highly desirable Morgan Crescent, this substantial semi-detached family residence extends to approximately 3,465 sq ft of beautifully proportioned accommodation, complemented by exceptional outbuildings and a stunning 300 ft south west facing rear garden.

- Semi Detached Family Home
- Four Bedrooms/Three Bathrooms
- Well Presented Throughout
- Approximately 3,465 sq ft of accommodation
- Stunning Open-Plan Kitchen/Dining Family room
- Separate Formal Living Room And Home Office
- 300 ft South West Facing Rear Garden
- Detached Summer House



Designed for modern family living, the heart of the home is an impressive open-plan kitchen, dining and family room, spanning almost 29 feet in length. Featuring a central island and extensive entertaining space, this spectacular room enjoys direct access to the rear garden, creating the perfect setting for everyday family life and summer entertaining. The property further benefits from underfloor heating throughout, ensuring year-round comfort.

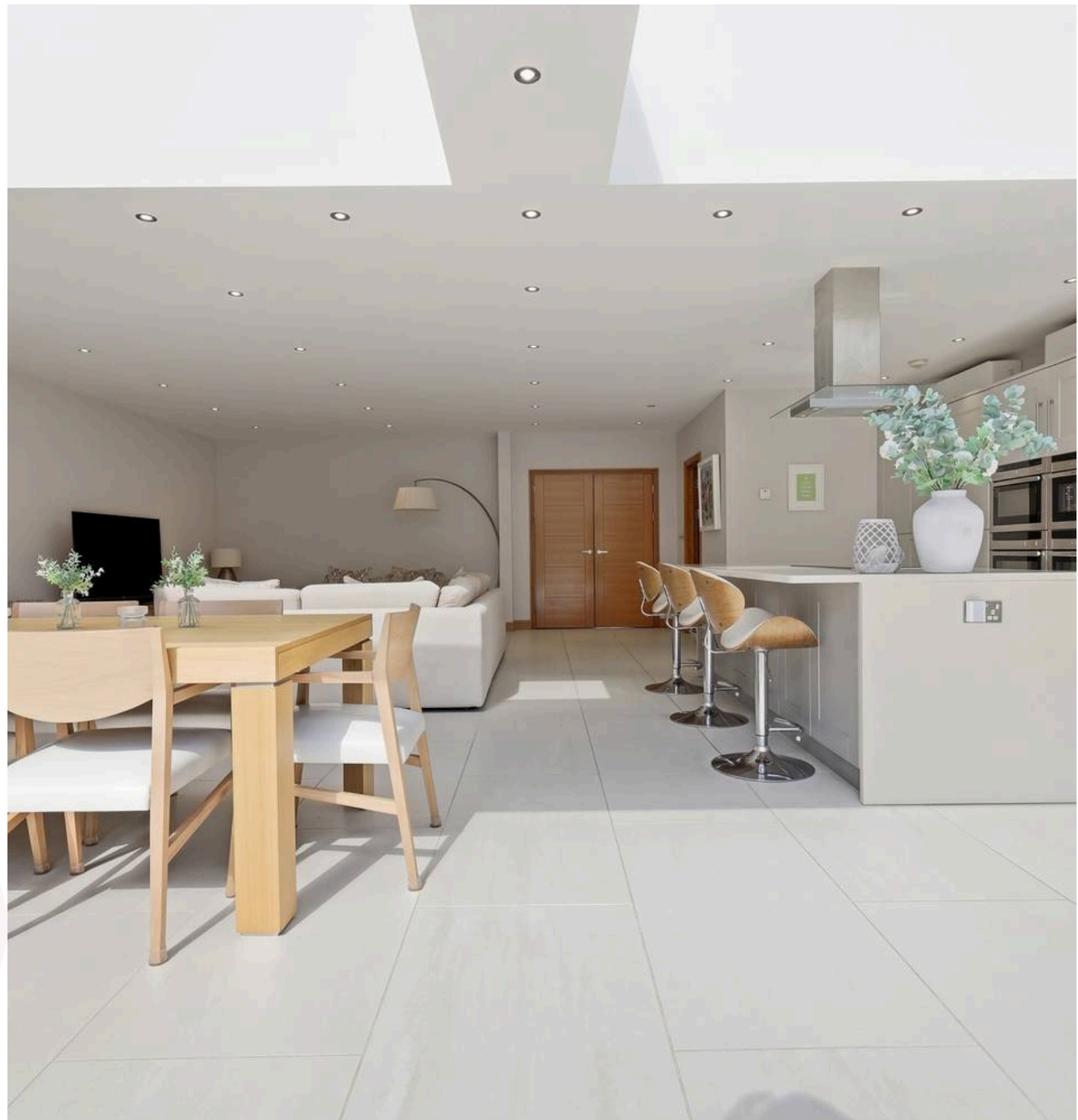
The ground floor also offers a generous formal living room, separate home office, utility room, guest WC and a welcoming entrance hall with excellent storage.

To the first floor are three spacious double bedrooms, including a superb principal suite with fitted wardrobes and an en-suite shower room, alongside a contemporary family bathroom. The second floor provides a further spacious double bedroom with its own en-suite, making it ideal for guests, older children or multi-generational living.

Externally, the property truly stands apart. The magnificent 300 ft south west facing rear garden enjoys sunshine throughout the afternoon and into the evening, providing an exceptional outdoor space for entertaining, relaxing and family enjoyment.

A particular highlight is the impressive detached leisure building, currently configured as a state-of-the-art golf simulator, creating an incredible all-weather entertainment space for golf enthusiasts. In addition, there is a substantial workshop and separate store room, offering excellent versatility for hobbies, storage or potential future conversion (subject to the necessary consents).

To the front of the property is off-street parking for three vehicles. Further benefits include air







Morgan Crescent

Approx. Gross Internal Area 321.9 sq. metres (3464.7 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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