

Daniel Frank

Fallows Copthall Green
Waltham Abbey, EN9 3SZ

Offered to the market chain free this detached family home offers generous and versatile accommodation throughout, making it an ideal choice for families seeking both space and practicality.

The ground floor features a large living room, which flows into a separate dining area with doors opening directly onto the garden, creating an ideal space for both everyday family life and entertaining. The modern kitchen provides ample storage and worktop space, complemented by a separate utility room. A further versatile reception room offers excellent flexibility and could be used as a home office, playroom or cosy snug, while a ground floor WC completes the accommodation.

Upstairs, the spacious principal bedroom benefits from its own en-suite bathroom. Three further well-proportioned bedrooms are served by a family bathroom.

Externally, the rear garden features a combination of patio and lawn, offering plenty of space for outdoor dining and entertaining. At the far end of the garden, a useful summerhouse provides additional storage or the potential for a dedicated home office. Further benefits include off-street parking.

EPC to be confirmed.

Tenure Freehold
Council Epping Forest















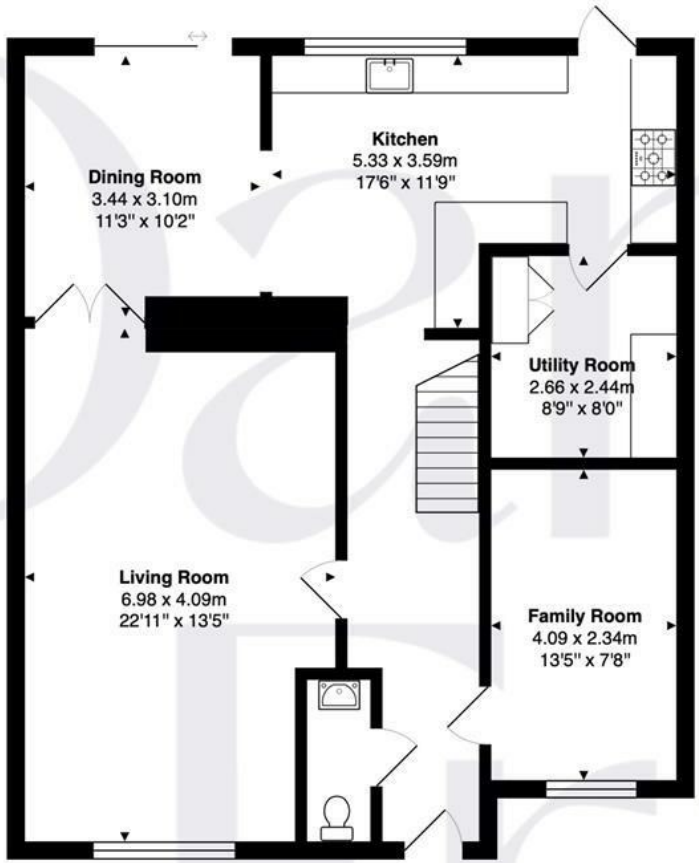
Your Next Chapter



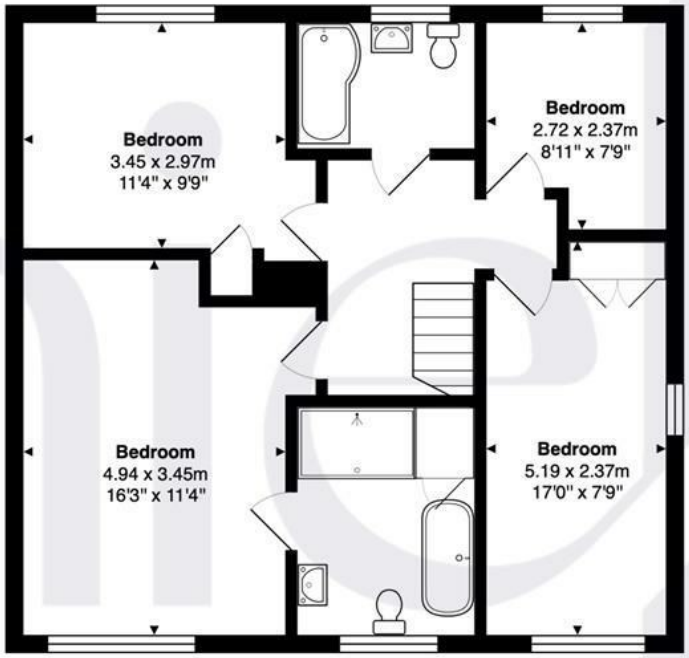




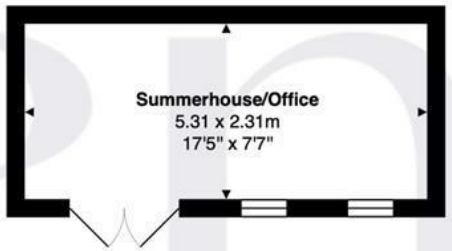
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First Floor
Area: 86.9 m² ... 935 ft²



Ground Floor
Area: 68.4 m² ... 736 ft²



Outbuilding
Area: 12.3 m² ... 132 ft²

Total Area: 167.5 m² ... 1803 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Your Next Chapter at Fallows

Positioned opposite some of the most beautiful open countryside on the edge of Epping Forest, Fallows offers a rare opportunity to enjoy a genuine outdoor lifestyle without sacrificing convenience.

For the current owners, weekends and evenings have often begun simply by crossing the road and wandering through Copthall Green into the vast open spaces beyond. Family walks have become part of everyday life, with forest trails, streams and wildlife all within easy reach. For dog owners, the renowned Boudica Memorial Field and the network of countryside footpaths surrounding Upshire provide endless routes to explore.

Inside, the home has evolved around family life. Originally purchased for its potential and location, it has provided spacious and versatile accommodation with a natural flow between the principal reception rooms, dining space and gardens. The generous living and dining areas are frequently the spaces that visitors comment on most, creating an effortless environment for both entertaining and everyday family living.

The garden has been a particular favourite for both adults and children. Morning and lunchtime sunshine fills the patio and entertaining areas, while mature greenery provides welcome shade during the height of summer. As evening arrives, the terrace by the fish pond becomes the perfect place to enjoy the late sun, outdoor dining and even a little stargazing.

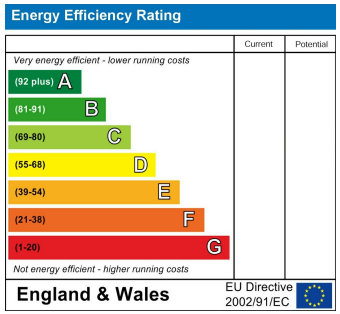
The summerhouse has served many purposes over the years, from a private retreat and entertaining space to practical storage, whilst a partially completed children's den at the edge of Copthall Green stands as a reminder of countless outdoor adventures.

Families will appreciate access to a wide choice of schooling, including Upshire Primary School, King Harold Academy, St John's and numerous highly regarded independent schools within a comfortable commuting distance.

Completing the lifestyle offering, the much-loved Horseshoes public house is a favourite local destination, offering countryside views and an ideal stop during walks through the surrounding landscape.

Fallows represents far more than a detached family house. It offers a lifestyle centred around nature, space, family and community, all set within one of the most desirable semi-rural locations on the edge of Epping Forest.

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danielfrank.co.uk | 020 8016 0116 | contact@danielfrank.co.uk