



Dukes Avenue, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £1,000,000 -  
£1,050,000**

**A stunning, semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.**



## Freehold

- Semi-Detached Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen/Dining Area
- 160' Rear Garden
- Stunning Throughout
- Three Receptions
- Summer House/Hydro Pool
- Off Street Parking

Spanning close to 1700 sq ft this four bedroom home has the benefit of a lovely, mature and well stocked 160' south facing garden and plenty of off street parking space.

The ground floor comprises two spacious reception rooms, a fantastic modern kitchen/dining room, a well thought out utility room, home office/play room, and a cloakroom complete the ground floor.

On the first floor you will find four bedrooms and two family bathrooms all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

Externally, there is off-road parking for several vehicles with a side access taking you to the beautiful 160' rear garden, at the end of the garden you will find a beautiful summer house which is being used as a gym but can be used for many things and with the added bonus of a hydro pool.

Theydon Bois is a charming village with a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within just over ten minutes walk and easy access to the M25 and M11.

Council-Epping Forest  
Tax Band-F





## Dukes Avenue, CM16

Approx. Gross Internal Area 1693 Sq Ft - 157.28 Sq M  
Approx. Gross Gym Area 125 Sq Ft - 11.61 Sq M



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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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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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