



**Blackacre Road, Theydon Bois, CM16**

**BUTLER & STAG**





**Guide Price £1,150,000 - £1,200,000.**

**Situated on a desirable no-through road with elevated views over the charming village of Theydon Bois, this impressive four-bedroom detached home has been fully refurbished, offering a true turn-key opportunity for discerning buyers.**



## Freehold

- Detached Family House
- Four Bedrooms/ Four Bathrooms
- Potential to Extend
- Off Street Parking/ Garage
- South Facing Garden
- Close to Tube & Amenities

This beautifully presented property offers four spacious bedrooms, three en suite shower rooms, and a contemporary family bathroom. The expansive open-plan living spaces are perfect for modern family life and entertaining. Off-street parking is provided via a newly laid block-paved driveway, along with a detached garage. The stunning south-facing rear garden extends approximately 80 feet, featuring a patio for outdoor dining and a large lawn area with a substantial storage shed.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom and a bright, airy sitting room. The heart of the home is the large, open-plan fitted kitchen/dining/living area, designed for both comfort and style, with double doors that open onto the beautifully landscaped rear garden.

The redesigned first floor features two generous double bedroom suites, each with its own stylish en suite shower room. A further double bedroom and a contemporary family bathroom complete this level, offering ample space for family and guests.

The top floor boasts a spacious fourth bedroom with an en suite shower room, a versatile play area, ample storage cupboards, and extensive eaves storage. From this elevated vantage point, you can enjoy far-reaching views of Canary Wharf and The Shard, adding a unique touch to this exceptional home.

The property is ideally located on Blackacre Road, one of the most sought-after streets in the popular village of Theydon Bois. The village surrounds a picturesque green with a duck pond and offers a selection of shops, pubs, and restaurants, with Epping Forest close by for outdoor enthusiasts. Excellent transport links to London and a choice of well-regarded state and private schools make this an ideal family location. Leisure facilities in the area include golf courses, sports centres, and a tennis club.









## Blackacre Road

Approx. Gross Internal Area 216.2 sq. metres (2326.9 sq. feet)

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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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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.