



Dukes Avenue, Theydon Bois, CM16

BUTLER & STAG





**Guide Price £950,000 -  
£975,000**

**This delightful property  
offers a well-balanced  
layout, perfect for  
modern family living.**



## Freehold

- Detached Family Home
- Two Reception Rooms
- Off Street Parking/Garage
- Four Bedrooms
- Family Bathroom & Downstairs WC
- Stunning Views

On the ground floor, you'll find a welcoming entrance hall leading to a generously sized kitchen, a spacious dining room, and a comfortable living room featuring a large bay-fronted window, allowing natural light to flood the space. Additionally, there is a convenient downstairs office and an integral garage with access from both the front and rear of the property, providing flexibility for storage or further development.

Upstairs, the first floor offers four well-proportioned bedrooms, a family bathroom, and a separate WC. Excellent storage is also provided on this level, ideal for keeping the home tidy and organized.

The rear garden is a true highlight, with a large patio area perfect for entertaining, overlooking a beautifully maintained garden predominantly laid to lawn, with a delightful border of shrubs and bushes. The space is ideal for both relaxation and outdoor activities.

Located in the picturesque village of Theydon Bois, this property benefits from a host of local amenities including a traditional village green, a duck pond, a well-regarded primary school, and a variety of shops, pubs, and restaurants. For sports enthusiasts, there are cricket, tennis, and golf clubs nearby. The property enjoys excellent transport links to London, with the Central Line tube station just over a ten-minute walk away and easy access to the M25 and M11.

This spacious family home offers great potential and is an ideal choice for those seeking a tranquil village lifestyle with convenient access to the capital.









## Dukes Ave

Approx. Gross Internal Area 175.5 sq. metres (1889 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.

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