



Abridge Road, Theydon Bois, CM16

BUTLER & STAG





**Open Day Saturday 19th July.**  
**Nestled on just under a quarter of an acre, this beautifully presented link-detached residence offers a rare combination of character, space, and modern convenience. Boasting three generously sized double bedrooms, this home is ideal for families or those seeking versatile living space in arguably one of the most peaceful, private settings Theydon Bois has to offer.**



### Freehold

- Link Detached Family Home
- Immaculately Finished Throughout
- Open Plan Kitchen/Diner
- Off-Street Parking For 5-6 Vehicles
- 0.22 Acre Plot Size
- Three Double Bedrooms/Two Bathrooms
- Stunning Private Garden
- Separate Formal Reception
- Attached Garage & Storage Cupboard
- Short Walk To Theydon Bois Village & Central Line Station

Upon entering, a centralised entrance hall welcomes you into the home, with doors branching off to a formal reception room, perfect for entertaining or unwinding with views of the garden terrace and on the opposite side, a show-stopping open-plan kitchen/dining area, seamlessly designed for modern living and gatherings.

Just off the kitchen lies a separate study, ideal for remote working or a creative space. A utility room is conveniently located within the attached garage, offering practicality without compromising on style. A ground floor W/C completes this level.

Upstairs, the property offers three spacious double bedrooms, each thoughtfully designed to provide comfort and ample natural light. The master bedroom benefits from a well-appointed en-suite shower room, creating a private retreat for relaxation. The remaining two bedrooms are served by a stylish family bathroom, complete with modern fittings and a contemporary finish, ideal for family living or hosting guests with ease.

Outside, the property truly shines. The beautifully landscaped private garden is a serene oasis, offering an abundance of space for outdoor dining, play, or simply relaxing in tranquil surroundings. There is off-street parking for 5-6 vehicles, catering effortlessly to both residents and guests.





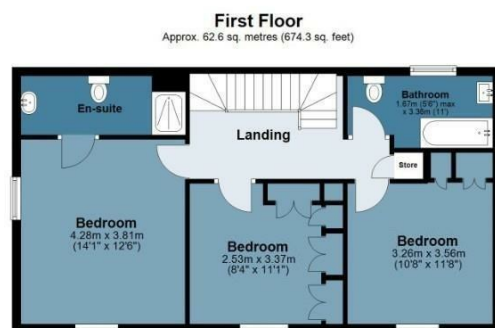




## Thrift Hall Mews

Approx. Gross Internal Area 157.5 Sq M ( 1695.4 Sq Ft )

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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.