



**Theydon Park Road, Theydon Bois, CM16**

**BUTLER & STAG**





**Guide Price £1,450,000 -  
£1.500,000**

**A substantial detached residence situated within the sought-after area of Theydon Bois, which is renowned for its charm and possessing a real village community.**



## Freehold

- Detached Family home
- Four Bedrooms/Four Bathrooms
- Two Receptions/Spacious Open Plan Kitchen/Dining Area
- Garden Room/Gym Storage
- Off Street Parking

Accommodation is arranged over two floors spreading beyond 2000 sq. ft.

The property offers well-proportioned accommodation arranged over two floors including a spacious living room, separate dining room, a stunning high quality kitchen/family room perfect for entertaining, utility room and cloakroom.

The first floor provides a master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom.

Externally, the property is set back from the road to enable parking for several cars with a brick boundary wall and well stocked beds with evergreen shrubs. A timber gate at the side leads to a useful storage area with great potential for an extension. Currently features several freestanding timber sheds, a log store and an impressive converted garage, which is currently being used as a gymnasium but with great home office potential. A further outbuilding at the end of the garden is currently used as a TV/family room.

The wonderfully maintained and highly secluded rear garden extends to approximately 134 ft in length and is interspersed with established trees and evergreen shrubs and complemented by a wide, raised flagstone patio terrace with exterior lighting.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori nursery. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the tube station makes central London very accessible.









## Theydon Park Road, CM16

Approx. Gross Internal Area 2165 Sq Ft - 201.08 Sq M  
Approx. Gross Internal Garden Room/Storage Area 400 Sq Ft - 37.16 Sq M

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Ground Floor  
Floor Area 1090 Sq Ft - 101.23 Sq M



First Floor  
Floor Area 1075 Sq Ft - 99.85 Sq M



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.

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Date: 7/9/2022

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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