



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1A Blackacre Road, Theydon Bois, CM16 7LT

£4,000

- 4 bedroom family home
- Stunning open plan kitchen-diner
- Utility room
- Close to popular schools
- Central line station close by
- Extended
- En-suite to master bedroom
- Garage and off street parking
- Short stroll to local shops and pubs
- Modern property throughout



## 1A Blackacre Road, Theydon Bois CM16 7LT

This beautiful 4 bedroom 2 bathroom extended family home is arranged over three floors with one of the main features being the large modern open plan kitchen/living area opening onto the garden.



Council Tax Band: F



This contemporary semi-detached family home presents spacious and versatile living accommodation spread across three floors. The ground level features a bright and inviting living room, an impressive open-plan kitchen and family room, a convenient downstairs W/C, and a utility room with direct access to the integral garage. Upstairs, the first floor offers three generously-sized double bedrooms, a modern family bathroom, and an en-suite shower room off the master bedroom. The top floor reveals a spacious and versatile loft room, perfect for use as an additional bedroom, home office, or playroom.

The rear garden is low-maintenance, designed with artificial lawn for easy upkeep, making it a great space for outdoor relaxation. Additional benefits include off-street parking for one car and an integral garage, providing both convenience and storage.

Situated on Blackacre Road, one of the most sought-after streets in Theydon Bois, this home is ideally positioned within walking distance of the central line station and the charming village center. The area offers a variety of amenities, including local shops, traditional pubs, Epping Forest, a children's park, and the picturesque Village Green. Families will also appreciate the excellent selection of nearby state and private schools.

Epping Forest Council Tax Band - F  
EPC - E  
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.