

Daniel
Frank





28 Blackacre Road Theydon Bois, Epping, CM16 7LU

Dating back to 1906, this stunning 3-bedroom detached house is nestled in a prime spot in Theydon Bois just 0.4 miles from Theydon Bois Station and is being offered to the market chain-free.

Recently renovated throughout, this gorgeous home seamlessly blends period features and character with a modern twist.

With original floorboards throughout, the ground floor boasts a bright entrance hallway leading to a spacious through lounge flooded with natural light from the bay window, and a dining area featuring the original serving hatch. The kitchen boasts modern units and integrated appliances, leading through to the downstairs bathroom overlooking the beautiful garden.

Upstairs, three double bedrooms await, including one with captivating views over Epping Forest and the spacious Master bedroom.

Externally, the stunning 140 ft garden boasts a small pond. A basement accessible from the garden, currently used as a workshop, offers further potential. The property also offers ample opportunity for extension, subject to relevant planning permissions.

At the front, a well-presented garden offers the potential for off-street parking, subject to planning permission.

Tenure Freehold
Council Epping Forest





Your Next Chapter



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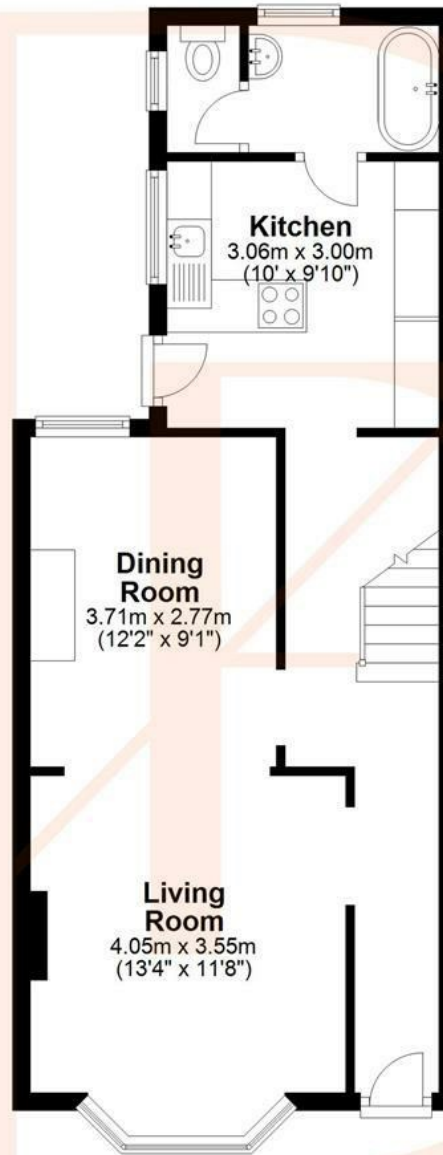
Basement

Approx. 12.7 sq. metres (136.5 sq. feet)



Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY THEYDON BOIS?

Theydon Bois is an incredibly popular village with a good selection of local amenities including a variety of shops, pubs and restaurants. Theydon Bois Central Line Station provides easy access into The City and West End. Liverpool Street is approximately a 37-minute journey by train. There is a typical village green complete with a duck pond, a park and a well-regarded golf course. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. Epping Forest provides vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The M25 and M11 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

