





91 Dukes Avenue Theydon Bois, Epping, CM16

Situated in the highly sought-after village of Theydon Bois, this generously sized five-bedroom semi-detached home offers versatile living space. This property is ideally located just a short walk from local shops, the central village green, and Theydon Bois Central Line tube station.

The ground floor welcomes you with an inviting entrance hallway, a cloakroom WC, and a useful utility/storage area. The home features multiple reception areas, including a formal living room with a feature fireplace, alongside a bright dining room that opens directly onto the south-facing garden.

The fully fitted kitchen is equipped with integrated appliances which includes twin double ovens. Upstairs, you will find five spacious double bedrooms, two of which benefit from built-in wardrobes. The upper floor also features a family bathroom and an additional separate shower room.

Outside, the home offers a block-paved driveway plus an additional parking area, while the well-maintained rear garden offers a blend of patio for and a generous lawn.

Additional features include double glazing, gas central heating, and a fantastic location in a friendly village community.

EPC- To be confirmed.

Tenure Freehold
Council Epping Forest

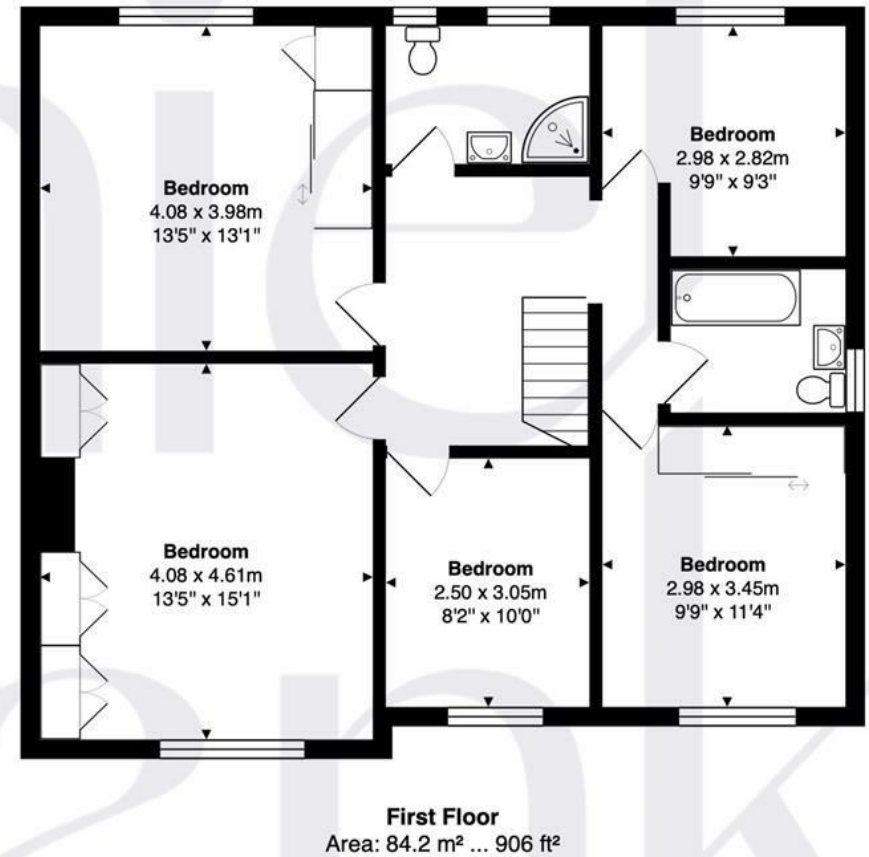
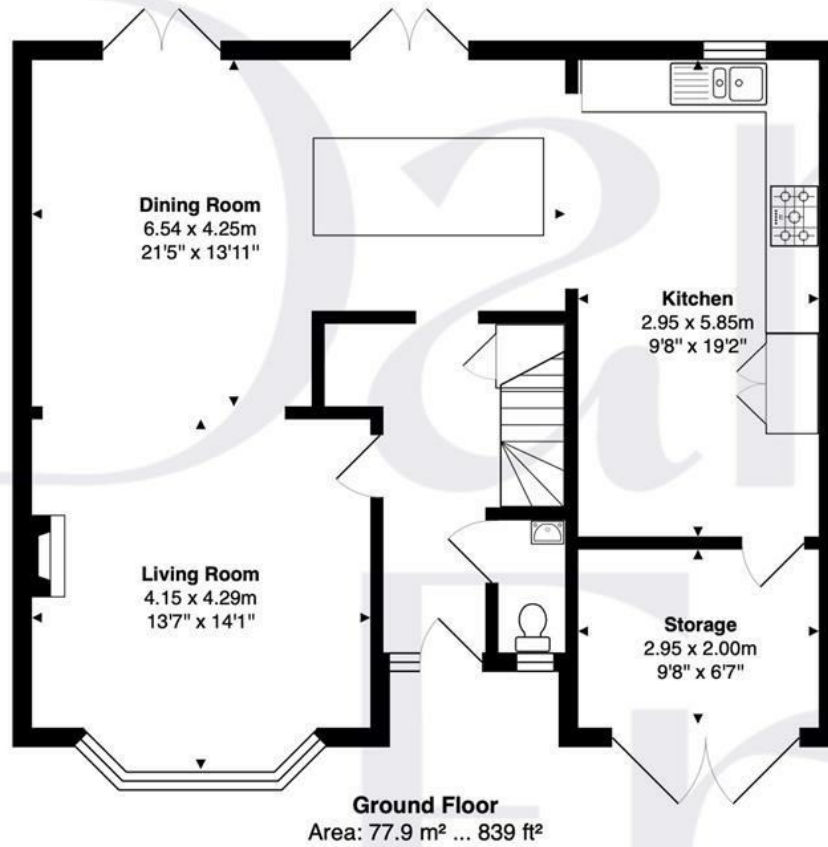




Your Next Chapter



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Total Area: 162.1 m² ... 1745 ft²

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.

Property marketing provided by www.matthewkyle.co.uk



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

