



Awaiting  
photo



Guide Price  
£1,400,000  
Freehold

The Green, Theydon Bois, Essex, CM16

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CM16

0.3 miles from Theydon Bois Station  
1.7 miles from Epping Station  
18.8 miles from Stansted Airport

A beautiful home in the sought after  
village of Theydon Bois.

Within walking distance of Theydon Bois  
Station

First floor bedroom with en-suite  
bathroom and dressing rooms

Off street parking and a garage

Generous rear garden

Being sold chain free

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# Awaiting photo

This substantial home is situated within a short walk of the station, shops and restaurants in the highly sought after village of Theydon Bois.

The ground floor offers spacious and versatile accommodation, including a modern kitchen with an adjoining breakfast area and separate utility room. There is also a separate dining room with French doors leading out onto the patio area in the rear garden and a superb sitting room to the front. The rest of the ground floor is made up of three double bedrooms, one with an en-suite shower room, a bathroom and a family room, that could be used as a further bedroom.

On the first floor you will find a wonderful bedroom that has 2 en-suite dressing rooms, an en-suite bathroom and a nursery, which is accessed via the bedroom, this bedroom is a real sanctuary away the hub of the main house.

To the rear there is a large patio, which is great for family get-togethers and

entertaining.

If you are looking for a spacious home in a superb location then this is a real must see!

Please refer to the footnote regarding the services and appliances.

## What the owner says...

"It is very peaceful here but still within walking distance of the shops and the London Underground, so you can travel to central London from Theydon Bois in about thirty-five minutes and the station is only a ten-minute walk away across the village green.

There are also great transport links in the area with the M25 and M11, and Stanstead Airport is nearby.

We have loved living near Epping Forest, which is beautiful, you can sometimes see deer crossing the road and while walking in the forest. It is also great for dog walking.

Theydon Bois also has no street lights, so you sleep soundly!"

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Family Room

15'10 x 13'0 (4.83m x 3.97m)

### Sitting Room

21'10 x 21'6 (6.66m x 6.56m)

### Dining Room

16'7 x 13'2 (5.06m x 4.02m)

### Study Area

9'3 x 7'3 (2.82m x 2.21m)

### Kitchen

21'2 x 13'10 (6.46m x 4.22m)

### Breakfast Area

17'5 x 11'6 (5.31m x 3.51m)

### Utility Room

10'5 x 8'5 (3.18m x 2.57m)

### Bedroom 2

15'11 x 11'0 (4.85m x 3.36m)

### En-Suite Shower Room

### Bedroom 3

12'11 x 9'9 (3.94m x 2.97m)

### Bedroom 4

12'11 x 8'6 (3.94m x 2.59m)

### Bathroom

## FIRST FLOOR

### Landing

### Bedroom 1

23'1 x 18'4 (7.04m x 5.59m)

### En-Suite Bathroom

### En-Suite Dressing Room

### En-Suite Dressing Room

### Nursery

9'9 x 8'11 (2.97m x 2.72m)

## OUTSIDE

### Garage

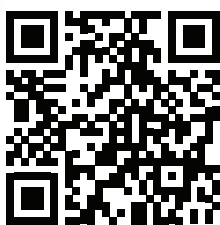
### Off Street Parking

### Front Garden

### Rear Garden

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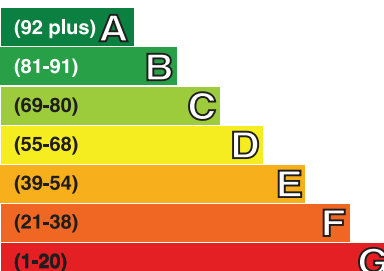
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 81      | 83        |