

Price

£1,800,000
Freehold

Dukes Avenue, Theydon Bois, Epping, Essex,
CM16

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Essex, CM16



Short walk to the Central Line station
Selection of shops and restaurants
nearby
In excellent condition throughout
Good sized secluded rear garden
Underfloor heating to the ground floor





With a wide range of elements interspersed with grassy areas and trees, Dukes Avenue is a delightful part of the village of Theydon Bois. The entrance is approached via an attractive wrought iron gates flanked by mellow yellow brick walls with wrought iron railings. The gates lead onto a stunning grey porcelain tiled frontage and the tandem garage.

The entrance hall has black and white floor tiles, hand built drawers and cupboard and stairs to the vast ground floor that includes an impressive metal spiral staircase rising to the first and second floors, a coved ceiling, oak flooring that continues into the family room and underfloor heating that flows throughout the ground floor.

This family area has exposed ceiling beams, a bay window and a fireplace and is partially divided from the kitchen/breakfast area by a superb waterfall island with a marble and stone top. The kitchen

incorporates a range cooker, a walk-in pantry and bespoke hand painted and hand finished units with marble and stone worktops housing a variety of appliances.

The elegant lounge has a wide archway to the equally attractive dining area, creating a spacious open plan feel. Both these rooms have oak herringbone parquet flooring and aluminium glass multi-pane folding French doors to the rear terrace. The lounge includes a feature stone wall surrounding a bioethanol limestone fireplace with an electric fire flanked by bespoke display cabinets. While the dining room has a bar and access to the kitchen.

The first floor galleried landing has access to all the bedrooms, including bedroom one with a stunning en-suite bathroom featuring a Jacuzzi bath, a large walk in shower and a pair of trendy oval basins. While another one has an en-suite shower room and a third an en-suite cloakroom. On the second floor you will find a delightful, vaulted ceiling double bedroom and a modern en-suite shower room as well as a plethora of very

What the owner says...

"We have lived here since 2017 and it has been a very happy family home. We thoroughly enjoyed updating and redesigning it in a Mediterranean style in 2022 and were very proud to receive an award from the International Architecture and Design awards last year. However, we feel it is now time for us to move to pastures new and let another family enjoy this very special home.

We are in an excellent location as we can easily walk into the village and the station in only six to 10 minutes. This is on the Central Line so you can be in the City of London in approximately 30 minutes. There is also easy access to the M11 and M25 and the excellent town of Loughton is only a couple of miles away.

Theydon Bois is a fascinating village with an iconic avenue of trees and virtually no streetlights as the residents felt they would detract from the traditional village ambience. The village includes a well-respected primary school, pubs and restaurants, a Tesco supermarket, a variety of independent shops, as well as a dentist and a doctor's surgery. There is also a golf course, tennis club and cricket club."

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Shower Room

Family Area

29'5 x 11'0 (8.97m x 3.36m)

Kitchen/Breakfast Area

20'7 x 9'8 (6.28m x 2.95m)

Utility Area

9'8 x 8'3 (2.95m x 2.52m)

Lounge

21'9 x 13'9 (6.63m x 4.19m)

Dining Area

25'8 x 11'10 (7.83m x 3.61m)

FIRST FLOOR

Landing

Bedroom 1

18'1 x 11'1 (5.52m x 3.38m)

En-Suite Bathroom

Storage

Bedroom 2

18'4 x 13'11 (5.59m x 4.24m)

En-Suite Shower Room

Bedroom 3

17'10 x 13'1 (5.44m x 3.99m)

Bedroom 4

14'5 x 8'1 (4.40m x 2.47m)

En-Suite Cloakroom

SECOND FLOOR

Landing

Bedroom 5

18'3 x 9'10 (5.57m x 3.00m)

En-Suite Shower Room

Eaves Storage

LOWER GROUND FLOOR

Garage

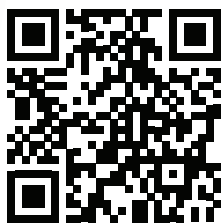
OUTSIDE

Off Street Parking

Rear Garden

Scan me with your smart phone to view all our properties online or download the app.

Available on the
App Store



Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

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fineandcountry.com

Energy Efficiency Rating

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

Current	Potential
69	83