



Theydon Park Road, Theydon Bois

Guide Price £1,395,000

 5  4  3  E

MILLERS
ESTATE AGENTS

*** DETACHED HOUSE * FIVE BEDROOM * THREE RECEPTIONS * FOUR BATHROOMS * AMPLE PARKING * HOME OFFICE * STUNNING CONDITION * PERFECT FOR THE STATION ***

A versatile five-bedroom detached family house offering bright and spacious, open plan accommodation. Briefly comprising with three reception rooms, five bedrooms, four bathrooms, a home office and ample off street parking. The property is conveniently positioned in Theydon Bois, which is within easy reach of the station, village shops, village green, duck Pond and parts of Epping Forest.

The approach to the house is via a driveway which provides parking for at least four vehicles and a garage conversion creating a home office. The entrance allows access to the living room and opens into the kitchen breakfast room which is fitted with a range style cooker and extractor hood. There ground floor offers a useful utility room and cloakroom WC. The stunning open plan living area comprises the dining and family room and features impressive bi folding doors; opening into the gardens. The landing leads to the master bedroom which overlooks the rear garden and has an En-suite shower room and balcony. The second and third bedrooms also enjoy En-suites. There is a family bathroom finished with white sanitary ware. The landscaped rear garden measures approximately 67' x 37' Is laid to lawn, has a paved patio area and a rear sitting area. There are mature flower beds and shrubs, garden shed and trees provide a peaceful area for relaxing.

Theydon Bois is a desirable and popular village with a central village Green complete with duck pond. There is a range of shops including a Tesco store, public houses, restaurants and shops. Schooling is provided at Theydon Bois Primary School, Davenant & ESJ Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 motorway at Waltham Abbey is 3.4 miles.





GROUND FLOOR

Utility Room

10'0" x 10'0" (3.06m x 3.05m)

Cloakroom WC

3'11" x 5'3" (1.19m x 1.60m)

Living Room

12'0" x 11'6" (3.65m x 3.51m)

Kitchen Breakfast Room

11'0" x 25'5" (3.35m x 7.74m)

Dining Family Room

17'10" x 25'2" (5.43m x 7.66m)

FIRST FLOOR

Bedroom One

13'3" x 14'2" (4.05m x 4.34m)

En-suite Shower Room

3'7" x 9'8" (1.09m x 2.94m)

Juliet Balcony

1'6" x 3'6" (0.46m x 1.06m)

Bedroom Two

14'5" x 10'0" (4.40m x 3.04m)

En-suite Shower Room

3'6" x 5'5" (1.07m x 1.65m)

Bedroom Three

10'2" x 12'10" (3.10m x 3.91m)

En-suite Shower Room

4' x 5'9" (1.22m x 1.75m)

Bedroom Four

11'3" x 10'1" (3.43m x 3.08m)

Bedroom Five

7'1" x 11'6" (2.16m x 3.51m)

Bathroom

7'3" x 7' (2.21m x 2.13m)

EXTERNAL AREA

Office

11'11" x 7'5" (3.63m x 2.27m)

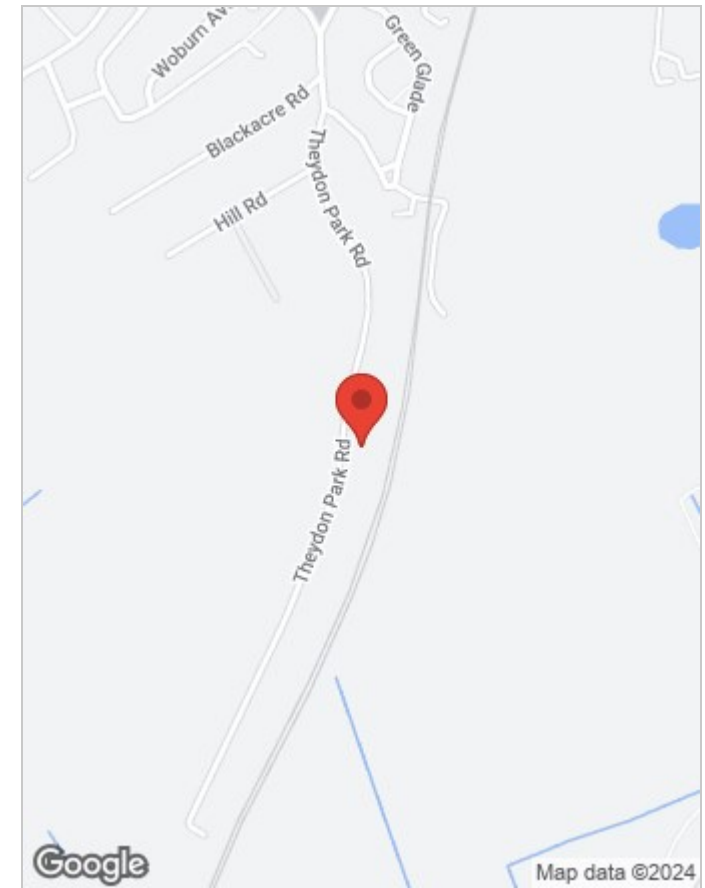
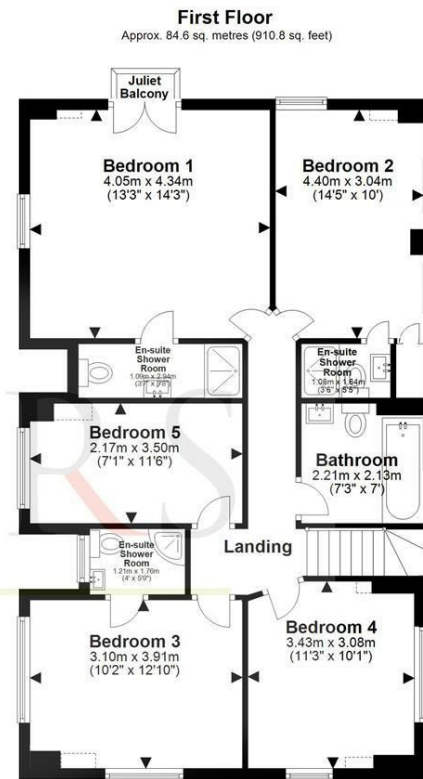
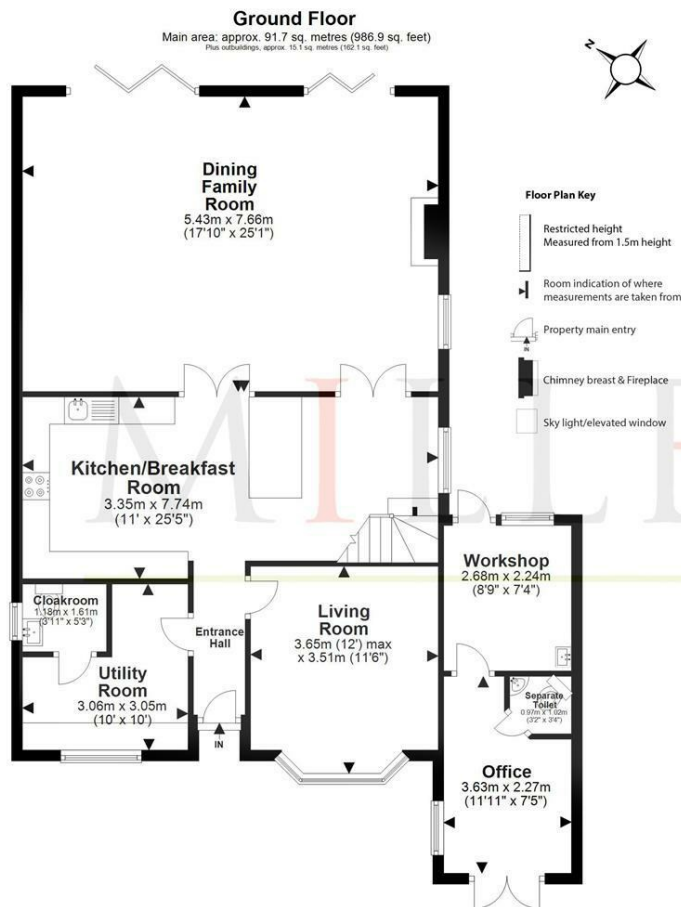
Separate Toilet

3'2" x 3'4" (0.97m x 1.02m)

Workshop

8'9" x 74" (2.67m x 22.56m)





Main area: Approx. 176.3 sq. metres (1897.6 sq. feet)
Plus outbuildings, approx. 15.1 sq. metres (162.1 sq. feet)

Total area including outbuildings: approx. 191.4 sq metres (2059.7 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	76	England & Wales
		44	EU Directive 2002/91/EC