



**Dukes Avenue, Theydon Bois**

**Asking Price £1,125,000**

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**MILLERS**  
ESTATE AGENTS



**\* EXTENDED FAMILY HOME \* SEMI DETACHED RESIDENCE \* FOUR DOUBLE BEDROOMS \* MASTER SUITE WITH SHOWER ROOM \* TWO RECEPTION ROOMS \* SHORT WALK TO STATION & SHOPS \* HIGHLY DESIRABLE LOCATION \***

A beautifully presented semi-detached house offering extended family home. The property provides two spacious reception rooms, a fully fitted kitchen breakfast room, four double bedrooms, an en-suite shower room and outstanding family bathroom. Located in the delightful village of Theydon Bois within walking distance of the village shops, tube station and central green with duck pond.

This spacious family home is in excellent decorative order throughout and comprises an entrance hallway, ground floor cloakroom WC, study room and impressive formal living room with feature fireplace. There is a fully fitted kitchen breakfast room with a feature "Range style cooker" and integrated appliances. The dining room faces the rear garden and leads out onto an extensive patio area. The first floor features a master bedroom with an en-suite shower room and range of wardrobes. There are two further double bedrooms with built in wardrobes and an exquisite family bathroom with a five-piece suite. Externally, to the front of the property offers a block paved driveway allowing ample parking. The rear garden has an amazing patio area to the immediate rear and steps lead down to a matching sitting area providing a fabulous entertaining space. There is a generous lawn and summer house to the rear.

Dukes Avenue is a popular residential street, well placed for all the local amenities, Theydon Bois is a highly desirable and popular village arranged around the central village Green, complete with duck pond. There is a range of shops, public houses & restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at Waltham Abbey.







## GROUND FLOOR

### Study Room

9'10" x 7'3" (3.00m x 2.21m)

### Living Room

18'6" x 11'6" (5.64m x 3.51m)

### Dining Room

14'4" x 11'6" (4.37m x 3.51m)

### Kitchen Breakfast Room

17'2" x 13" (5.23m x 3.96m)

### Utility Room

17'2" x 5'6" (5.23m x 1.68m)

### Cloakroom WC

6'6" x 3'2" (1.98m x 0.97m)

## FIRST FLOOR

### Bedroom One

12'7" x 15'5" (3.84m x 4.70m)

### En-Suite Shower Room

10'2" x 6'6" (3.10m x 1.98m)

### Bedroom Two

14'8" x 10'10" (4.47m x 3.30m )

### Bedroom Three

13' x 11'4" (3.96m x 3.45m)

### Bedroom Four

11'6" x 11'5" (3.51m x 3.48m)

### Bathroom

17'2" x 10'4" (5.23m x 3.15m)

## EXTERNAL AREA

### Garage

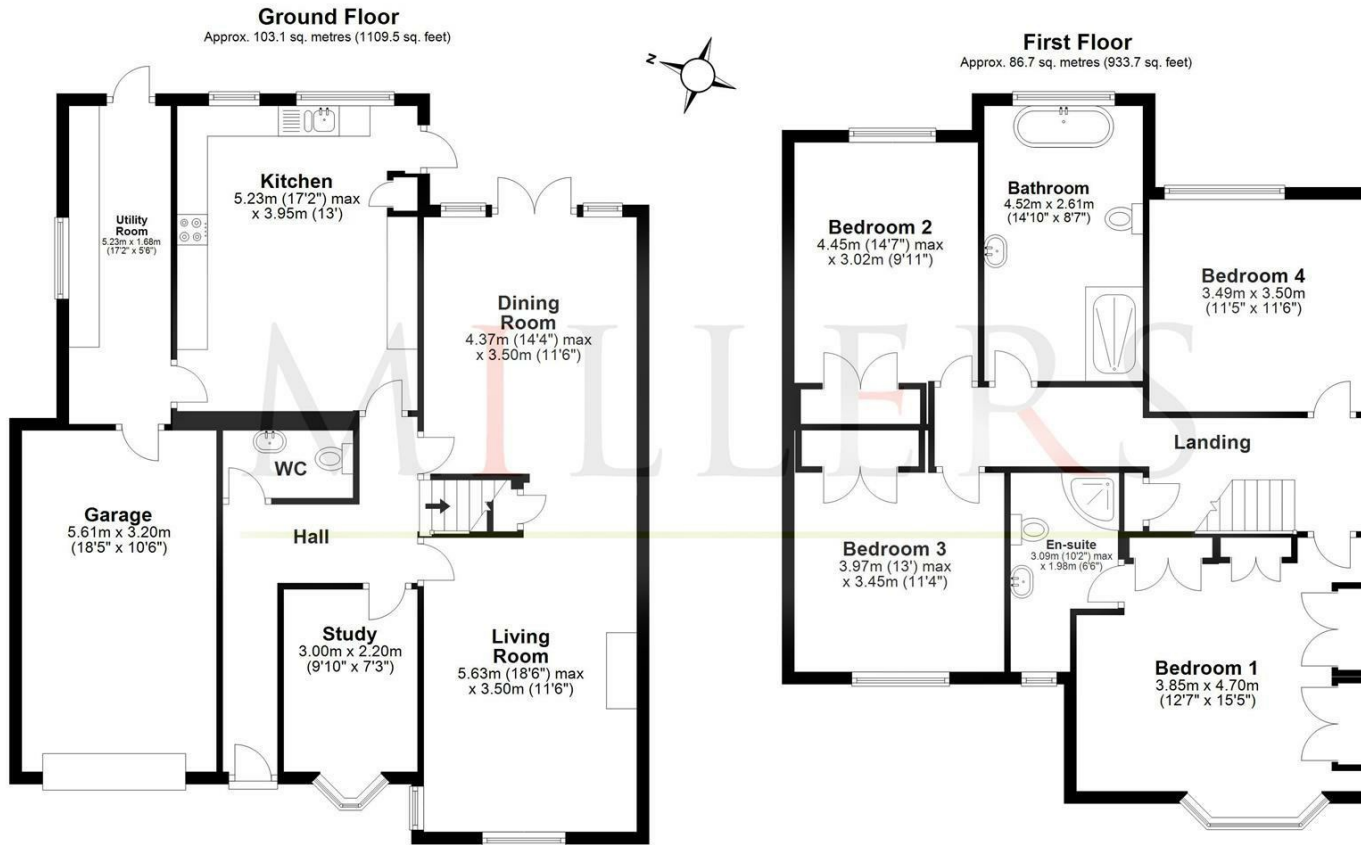
18'5" x 10'6" (5.61m x 3.20m)

### Rear Garden

91'0" x 33'5" (27.74m x 10.20m)

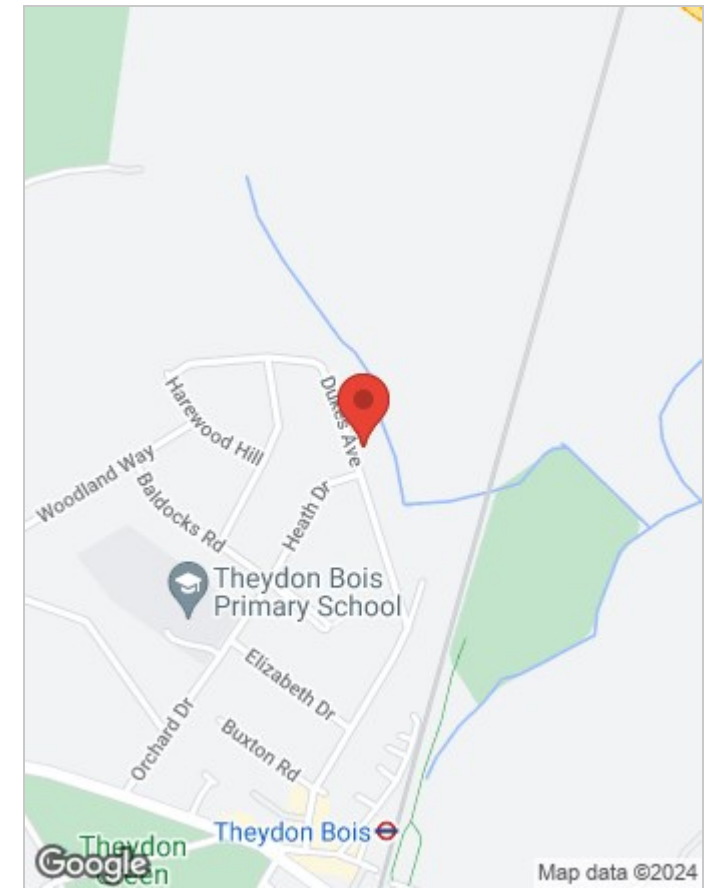




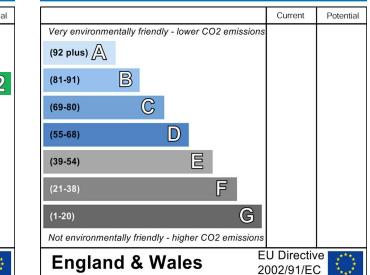
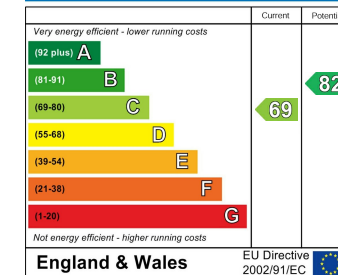


Total area: approx. 189.8 sq. metres (2043.2 sq. feet)

Dukes Avenue



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC



## Viewing

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

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