



Theydon Park Road, Theydon Bois

Price Range £1,150,000



MILLERS

ESTATE AGENTS

* PRICE RANGE: £1,150,000 to £1,250,000 *
DETACHED FAMILY HOUSE * EXTENDED
ACCOMMODATION * FOUR DOUBLE
BEDROOMS * FOUR RECEPTION AREAS *
2,478 SQ FT (199 SQ M) VOLUME * WALK TO
VILLAGE STATION * NEAR OPEN
COUNTRYSIDE * GARAGE & DRIVEWAY *

A generous detached family home offering extended accommodation and providing four double bedrooms and four separate reception areas. The property is located in a popular residential street, in the heart of this highly regarded village and within easy walking distance of the Central Line station, primary school and open farmland & countryside.

The impressive accommodation comprises a spacious entrance hall with a reading area, leading to a study room (currently used as a home library) a living room with feature fireplace, a dining room, and a fully fitted kitchen breakfast room with built in appliances. There is a separate utility room, a downstairs WC and cosy snug area. The first floor landing leads to four generous double bedrooms and a four-piece family bathroom. The master bedroom has a range of wardrobes and an en-suite shower room. The landscaped rear garden measures approx. 108 ft, has a raised patio area providing a sizeable outdoor entertaining area. A rear summer house and workshop. Side access leads to a block paved on off driveway and leads to an integral garage.

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

Porch

9'10" x 3'1" (3.00m x 0.94m)

Study

7'9" x 5'9" (2.35m x 1.76m)

Cloakroom WC

5'9" x 2'8" (1.75m x 0.81m)

Snug

8'8" x 13'5" (2.65m x 4.10m)

Living Room

20'1" x 12'0" (6.11m x 3.67m)

Family Room

9'6" x 14'2" (2.90m x 4.32m)

Kitchen

9'6" x 21'2" (2.90m x 6.46m)

Dining Room

15'4" x 14'1" (4.68m x 4.30m)

Utility Room

5'1" x 9'0" (1.54m x 2.75m)

FIRST FLOOR

Bedroom One

21'3" x 9'1" (6.47m x 2.76m)

En-suite Shower Room

9'1" x 6'8" (2.77m x 2.03m)

Bedroom Two

9'11" x 15'4" (3.03m x 4.67m)

Bedroom Three

9'11" x 13'5" (3.03m x 4.08m)

Bedroom Four

9'11" x 12'2" (3.01m x 3.71m)

Bathroom

10'2" x 6'10" (3.10m x 2.08m)

EXTERNAL AREA

Garden Room

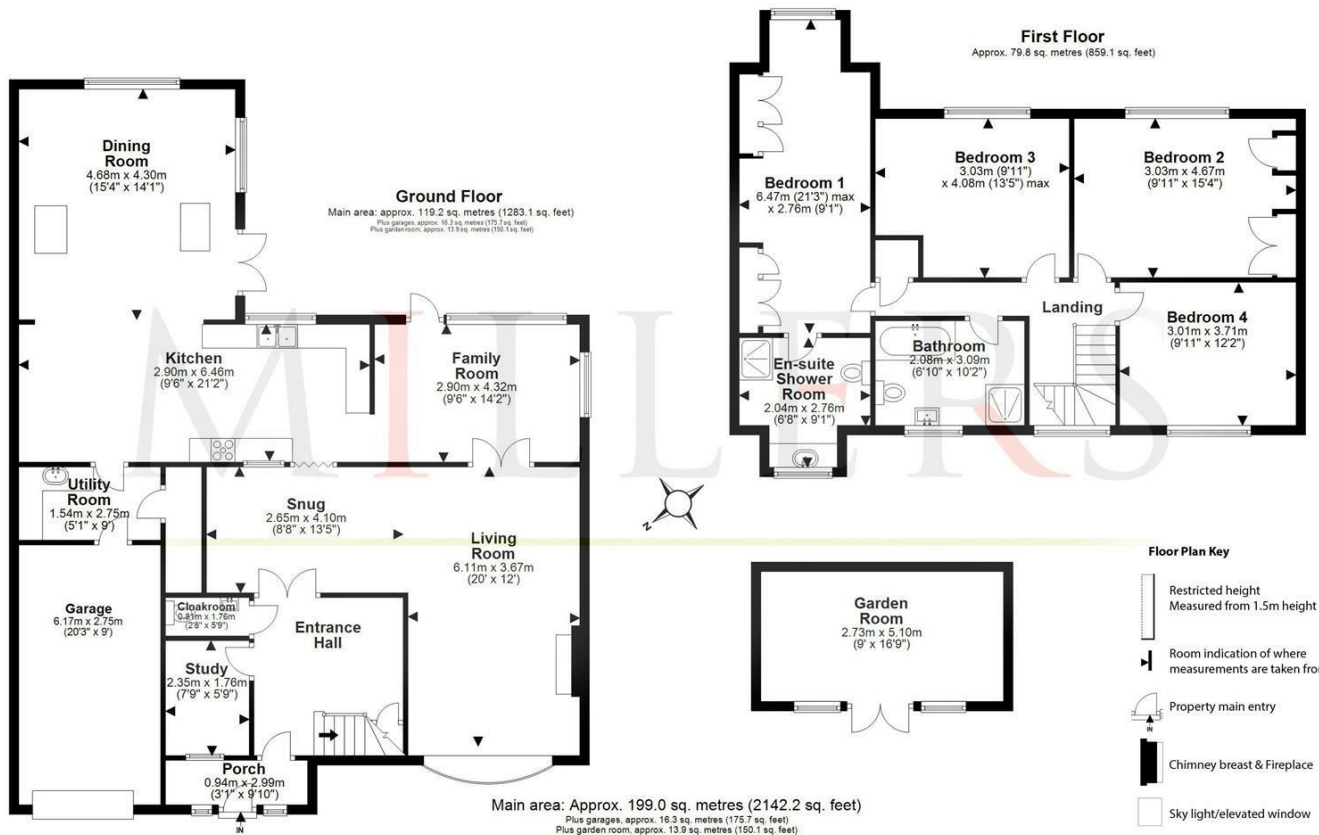
16' x 9' (4.88m x 2.74m)

Rear Garden

108' x 49' (32.92m x 14.94m)

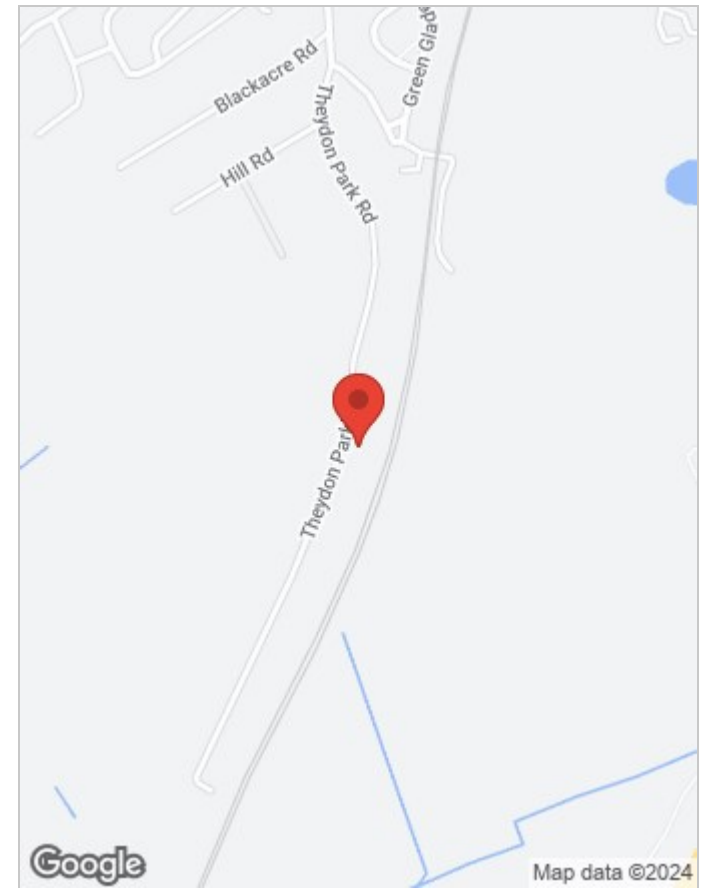
Garage

20'3" x 9' (6.17m x 2.74m)



Total area including garage and outbuildings: approx. 229.2 sq metres (2478 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. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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