



Theydon Park Road, Theydon Bois.

Asking Price £1,600,000



MILLERS
ESTATE AGENTS

*** EDWARDIAN DETACHED HOUSE * HIGH CEILINGS & FEATURE FIREPLACE * MASTER BEDROOM WITH EN-SUITE * GENEROUS PLOT * DETACHED DOUBLE GARAGE & AMPLE PARKING * VACANT POSSESSION ***

This charming detached character home offers three spacious reception rooms, a kitchen/breakfast room, utility room, a stunning orangery overlooking the generous gardens. A master bedroom with en-suite bathroom, five bedrooms and a further family bathroom. A detached garage and ample off street parking. Wonderful location giving easy access to the village green and pond, High Street shops and Central line tube station.

Accommodation comprises with a grand entrance hallway with a wood carved staircase, ground floor cloakroom, a formal front lounge with feature fireplace and bay window, a family day room leads to a light and airy Orangery with doors to a cloakroom and pantry store room. A formal dining room with an archway leads onto the kitchen/breakfast room and separate utility room. A second staircase leads upstairs to the first floor which provides a large master bedroom suite with fitted wardrobes and doors to a spacious four piece en-suite bathroom. There are a further four bedrooms and a family bathroom. A further staircase leads up to the sixth attic bedroom and a large attic store room.

Outside to the front there is a block paved driveway allowing off street parking for at least six vehicles. The rear garden wraps around the property which is mainly lawn with hedge and bushes borders. There is a detached double garage with additional parking to the front. A courtyard area leads to a handy workshop.

Theydon Bois is a desirable and popular village with a central village Green and duck pond. Minutes walk to shops including a Tesco store, public houses, restaurants and shops. Schooling is provided at Theydon Bois Primary School, Davenant & ESJ Epping St Johns schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at W/Abbey.





Entrance Hall

Cloakroom

6'3" x 2'8" (1.91m x 0.81m)

Living Room

14'6" x 14'6" (4.42m x 4.42m)

Family Room

14'1" x 18'7" (4.28m x 5.66m)

Dining Room

11'7" x 14'6" (3.52m x 4.42m)

Kitchen/Breakfast Room

15'7" x 14'4" (4.74m x 4.37m)

Pantry

6'3" x 6'5" (1.91m x 1.95m)

Orangery

23'8" x 13" (7.21m x 3.96m)

Utility Room

9'3" x 6'10" (2.82m x 2.08m)

Separate Toilet

4'8" x 3'5" (1.42m x 1.04m)

First Floor Landing

Bedroom 1

11'7" x 14'6" (3.52m x 4.42m)

En-suite Bathroom

9'1" x 7'5" (2.77m x 2.26m)

Bedroom 2

12'10" x 13'5" (3.91m x 4.08m)

Bedroom 3

11'1" x 9'11" (3.39m x 3.03m)

Bedroom 4

8'8" x 11'0" (2.65m x 3.36m)

Bedroom 5

7'7" x 11'4" (2.31m x 3.46m)

Bathroom

8'7" x 7'6" (2.62m x 2.29m)

Second Floor Landing

Bedroom 6

9'2" x 13'3" (2.80m x 4.05m)

Walk in Loft Room

Exterior

Front Garden

Block paved driveway

Rear Garden

89' max x 109' max (27.13m max x 33.22m max)

Courtyard

37'5" x 8'3" (11.40m x 2.51m)

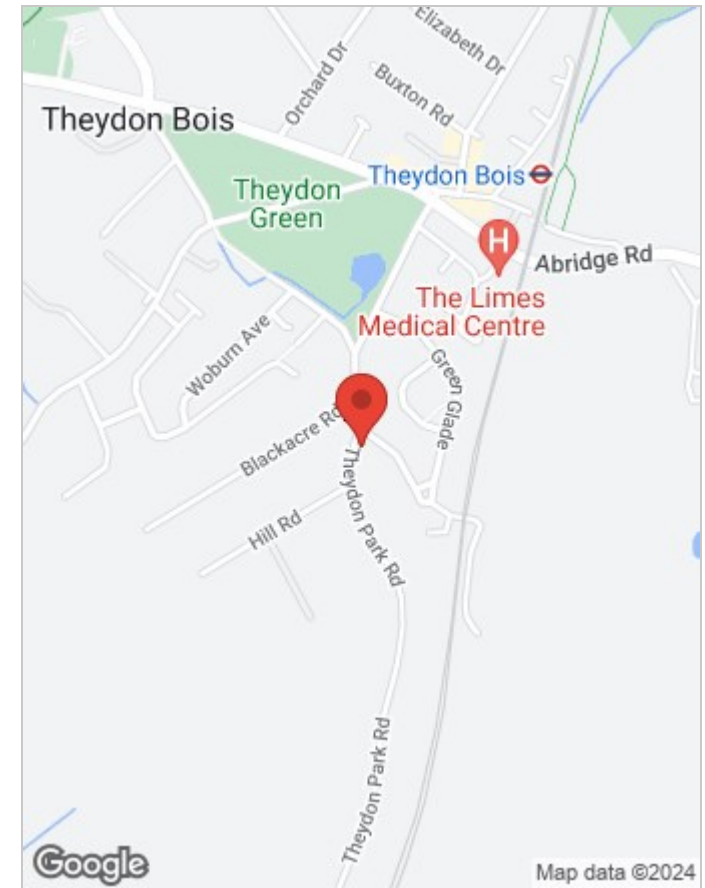
Workshop

18'6" x 8'3" (5.64m x 2.51m)

Detached Double Garage

20'3" x 20" (6.17m x 6.10m)





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		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		77	(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		England & Wales

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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