



**Theydon Park Road, Theydon Bois.**

**£1,589,950**



**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)





Main area: Approx. 251.2 sq. metres (2703.8 sq. feet)  
 Plus garages, approx. 37.8 sq. metres (405.1 sq. feet)  
 Plus workshop, approx. 14.6 sq. metres (157.2 sq. feet)

Total area including garages and outbuildings: approx. 303.4 sq metres (3266.1 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(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
England & Wales	EU Directive 2002/91/EC		England & Wales

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