



Buxton Road, Theydon Bois

Price Guide £850,000



MILLERS
ESTATE AGENTS

* THREE BEDROOMS & EXTENDED ACCOMMODATION * STUNNING CONDITION * OFF STREET PARKING * HOME OFFICE / SUMMER HOUSE * APPROX. 1290.00 SQ. FT VOLUME * 300 METERS TO THEYDON STATION * CLOSE TO THEYDON PRIMARY SCHOOL *

Millers are delighted to present to the market this extended and deceptively spacious, three bedroom family home, located on a charming cul-de-sac in close to Theydon Bois shops. Just a stones throw from the Central Line services at Theydon Bois tube station, this property is ideally located for those needing a direct route in to Central London.

This extended property benefits from a large ground floor plan which offers a formal living room and a magnificent, open plan luxury kitchen and dining area and separate utility room. Flooded with natural light from the floor to ceiling bi-folding doors to the rear (and feature skylight window), the aspect on to the South-West facing garden is bright and airy.

The beautifully presented garden has a wonderful patio and extensive lawn, which provides access to a well considered garden room. The garden room is a versatile living space with additional and exceptional storage space. The first floor provides an exceptional Master bedroom with fitted wardrobes and en-suite shower room. There are two further double bedrooms and a newly appointed family bathroom. This 1920's built property sits on a sizable plot and benefits from off street parking for up to 3 vehicles.

Theydon Bois is a desirable and popular village with a central village Green and duck pond. Within minutes of the house, is an abundance of shops including a Tesco store, Public Houses and restaurants. 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.





GROUND FLOOR

Living room

16'0" x 10'11" (4.90m x 3.33m)

Kitchen Dining Room

22'3 x 15'2 (6.78m x 4.62m)

Utility Room

6'4 x 5'11 (1.93m x 1.80m)

Cloakroom WC

5'11 x 2'11 (1.80m x 0.89m)

FIRST FLOOR

Master Bedroom

17'2 x 12'0 (5.23m x 3.66m)

En-suite

7'10 x 5'1 (2.39m x 1.55m)

Bedroom Two

8'11 x 7'11 (2.72m x 2.41m)

Bedroom Three

11'1 x 7'7 (3.38m x 2.31m)

Family bathroom

8'2 x 7'3 (2.49m x 2.21m)

EXTERNAL AREA

Garden room

15'10 x 12'6 (4.83m x 3.81m)

Storage One

16'4 x 4'11 (4.98m x 1.50m)

Storage Two

16'4 x 4'11 (4.98m x 1.50m)

Garden

73'2 x 28'6 (22.30m x 8.69m)





Ground Floor
Main area: approx. 70.8 sq. metres (761.9 sq. feet)
Plus office, approx. 18.3 sq. metres (197.3 sq. feet)
Plus storage, approx. 7.3 sq. metres (78.3 sq. feet)
Plus workshop, approx. 7.2 sq. metres (77.9 sq. feet)

First Floor
Approx. 49.0 sq. metres (527.8 sq. feet)

- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Main area: Approx. 119.8 sq. metres (1289.6 sq. feet)
Plus office, approx. 18.3 sq. metres (197.3 sq. feet)
Plus storage, approx. 7.3 sq. metres (78.3 sq. feet)
Plus workshop, approx. 7.2 sq. metres (77.9 sq. feet)

Total area including outbuildings: approx. 152.6 sq metres (1643.1 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. 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			
(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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