



Pakes Way, Theydon Bois

Price Guide £500,000



MILLERS
ESTATE AGENTS

**** PRICE RANGE: £500,000 - £515,000 ****
MIDDLE TERRACED HOUSE * THREE
BEDROOMS * BLOCK PAVED DRIVEWAY *
POPULAR VILLAGE LOCATION * IDEAL FIRST
PURCHASE * SHORT WALK TO TUBE
STATION *

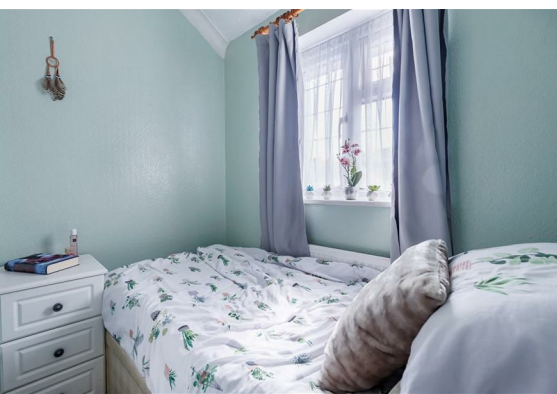
A middle terrace family home offering three-bedroom accommodation and benefitting with a driveway for off street parking. The property is found close to the village Green, duck pond and children's play park, along with the High Street shops and station.

The accommodation comprises an entrance hallway leading to a lounge and stairs which ascend to the first floor. There is a fitted kitchen offering a range of units and work surfaces with an inset cooker with an extractor hob, a space for a washing machine and low-level fridge and freezer. The first-floor landing leads to three bedrooms, one with wardrobe cupboards. There is a family shower room with a white three-piece suite.

Externally, the front garden provides a block paved driveway for off street parking for two vehicles, has side access to the rear garden. The rear garden is west facing and has a feature stone patio area, a garden laid to lawn, a brick-built garden shed.

Pakes Way is 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, and restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and ESJ Epping g 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

Entrance Hall

Living Room

14'4" x 13'5" (4.38m x 4.08m)

Kitchen

6'5" x 16'4" (1.95m x 4.98m)

FIRST FLOOR

Bedroom One

10'0" x 8'2" (3.06m x 2.50m)

Bedroom Two

10'7" x 8'8" (3.22m x 2.63m)

Bedroom Three

5'10" x 7'7" (1.79m x 2.32m)

Separate Toilet

5'7" x 2'6" (1.71 x 0.78)

Shower Room

5'8" x 4'10" (1.75 x 1.49)

EXTERNAL AREA

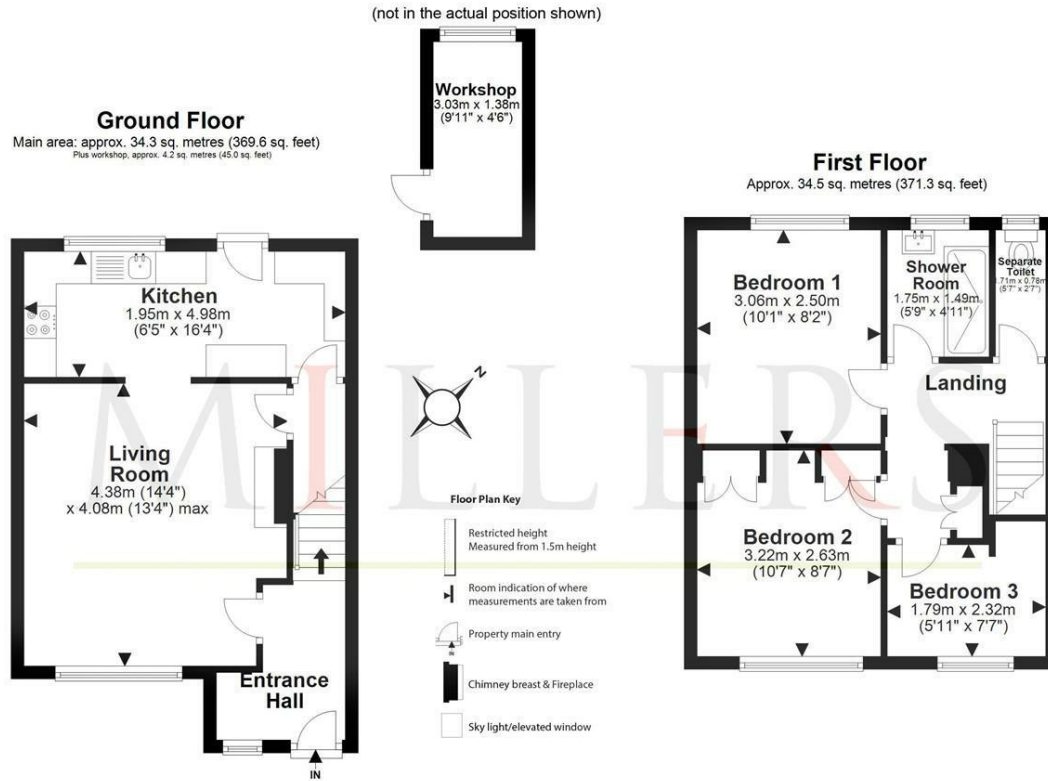
Front Driveway for off street parking

Rear Garden

49'8" x 16'4" (15.14m x 4.98m)

Workshop

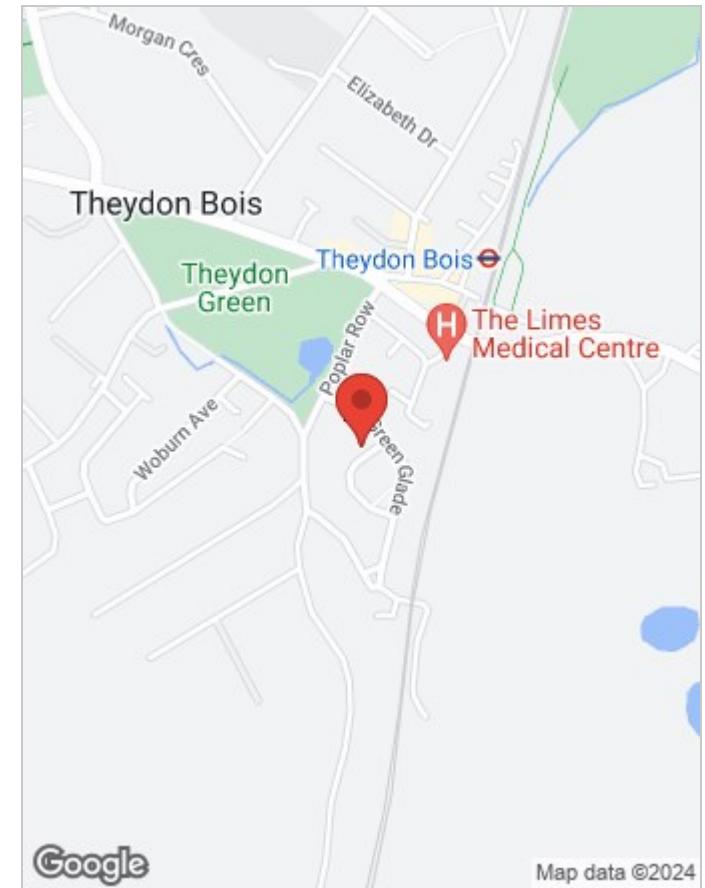
9'11" x 4'6" (3.02m x 1.37m)



Main area: Approx. 68.8 sq. metres (740.9 sq. feet)
Plus workshop, approx. 4.2 sq. metres (45.0 sq. feet)

Total area including Workshop: approx. 273 sq metres (785.9 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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