



Dukes Avenue, Theydon Bois

Guide Price £1,200,000

 5  2  2  D

MILLERS
ESTATE AGENTS

*** GENEROUS FAMILY ACCOMMODATION * SEMI DETACHED HOUSE * FIVE BEDROOMS * FOUR RECEPTION AREAS * SOUTHERLY FACING GARDEN * SHORT WALK TO TUBE STATION * HIGHLY DESIRABLE LOCATION ***

A well-presented, semi-detached house offering spacious family accommodation. The property provides three open-plan reception areas, a fully fitted kitchen breakfast room, five double bedrooms, a shower room and a family bathroom. Located in the delightful village of Theydon Bois within walking distance of the village shops, tube station and central green with duck pond.

This spacious family home is in very good order throughout and comprises an entrance hallway, a ground-floor cloakroom WC and a utility storage area. There is an impressive formal living room with feature fireplace. A fully fitted kitchen breakfast room with integrated appliances including twin double ovens. The dining room faces to the rear garden and doors lead out onto the patio area and garden. The first-floor landing leads to the five bedrooms; there are two larger bedrooms having wardrobes and three further double bedrooms. There is a family bathroom and a separate shower room. Externally, to the front of the property offers a block paved driveway and a further parking area. The south-facing rear garden has a patio area to the immediate rear and steps lead up to a generous lawn. Additionally, the property is double-glazed and has gas heating via radiators.

Dukes Avenue is a popular residential street, 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 & restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at Waltham Abbey.





GROUND FLOOR

Cloakroom WC

5'3" x 2'7" (1.60m x 0.79m)

Breakfast Area

10'1" x 9'10" (3.07m x 2.99m)

Dining Area

13'10" x 11'4" (4.22m x 3.46m)

Living Room

13'9" x 13'8" (4.20m x 4.16m)

Kitchen/Family Room

19'0" x 9'8" (5.79m x 2.95m)

Utility/Storage Room

9'8" x 7'5" (2.95m x 2.26m)

FIRST FLOOR

Bedroom One

15'0" x 11'5" (4.57m x 3.47m)

Bedroom Two

13'2" x 11'1" (4.02m x 3.37m)

Bedroom Three

9'2" x 9'9" (2.79m x 2.97m)

Bedroom Four

9'2" x 9'9" (2.79m x 2.97m)

Bedroom Five

10'0" x 8'3" (3.05m x 2.52m)

Shower Room

5'7" x 8'3" (1.70m x 2.51m)

Bathroom

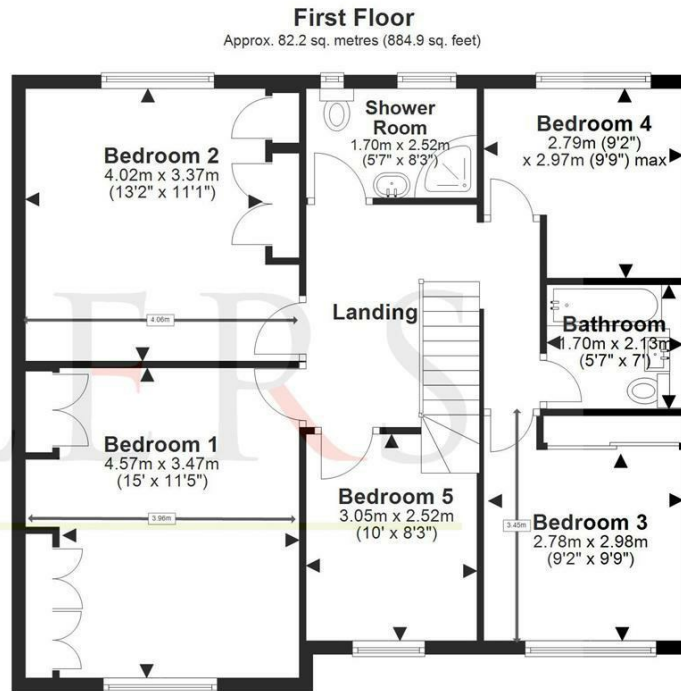
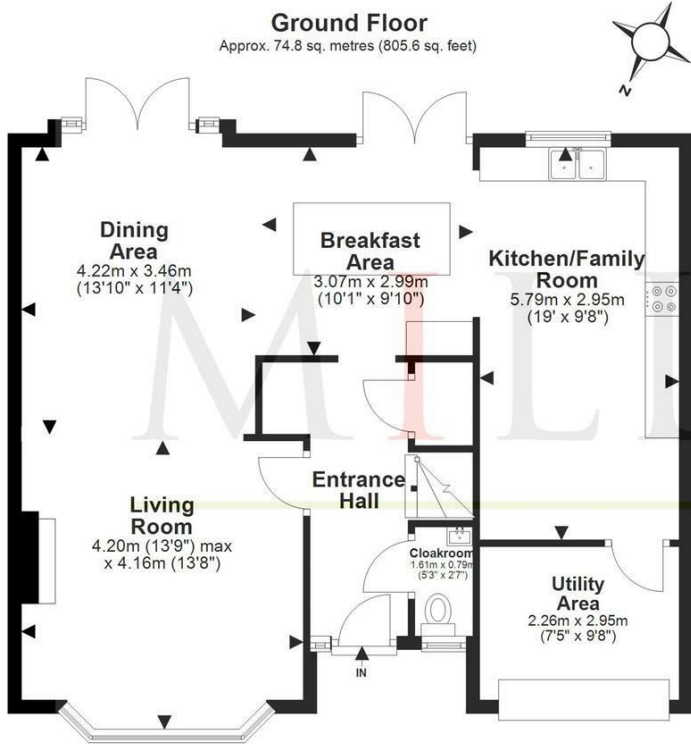
5'7" x 7' (1.70m x 2.13m)

EXTERNAL AREA

Rear Garden

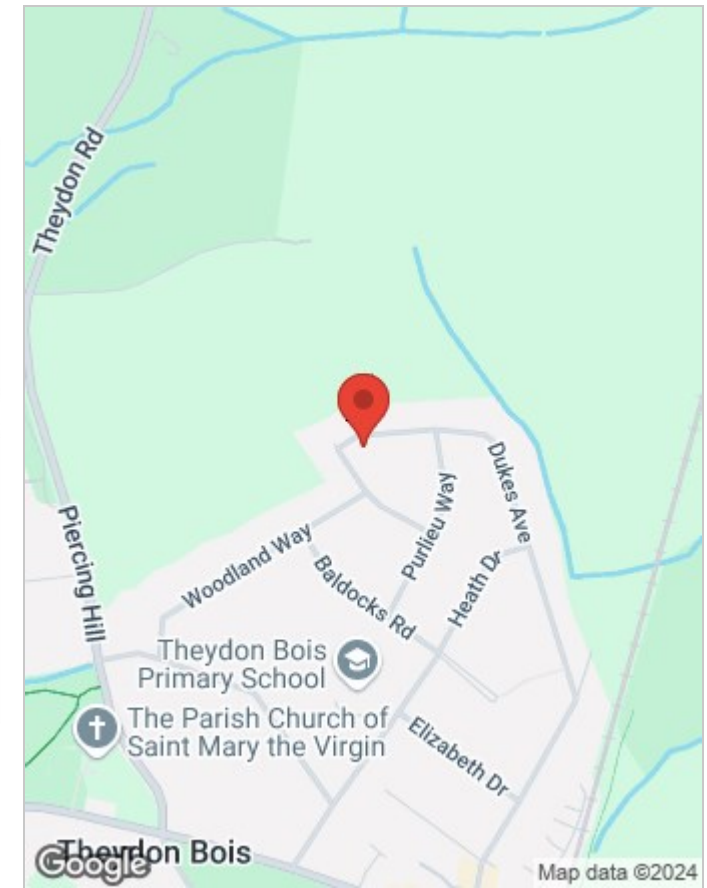
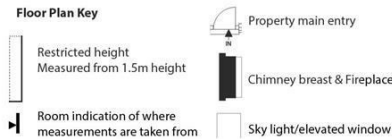
57'3" x 32' (17.45m x 9.75m)





Total area: approx. 157.1 sq. metres (1690.5 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		84	(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(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.

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.