



## Blackacre Road, Theydon Bois, CM16 7LU

Situated on the charming Blackacre Road in sought-after village of Theydon Bois, this exceptional five-bedroom detached house offers the perfect blend of modern luxury and comfort. Designed with both family living and entertaining in mind, the property features two expansive reception rooms, ideal for relaxation or hosting guests.

The heart of the home is a beautifully crafted space, with four well-appointed bathrooms ensuring ease and convenience for both family members and visitors. Each of the generously sized bedrooms provides a relaxing retreat, making this property the perfect family home. Step outside and be greeted by a large, beautifully landscaped garden your own private oasis. Whether you're hosting summer barbecues, gardening, or simply enjoying a quiet evening under the stars, this outdoor space is the ideal backdrop for everyday living.

Located in a highly desirable area, this home offers the rare opportunity to experience a luxurious lifestyle in a peaceful, picturesque setting. Don't miss the chance to make this stunning property your new home. Offered unfurnished, the house provides a blank canvas, allowing you to design and personalize the space to your taste. With immediate availability, you can move in without delay and start making it your own.

Blackacre Road 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.



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**£4,500 Per Calendar Month**

- DETACHED HOUSE
- 2 MINS / 0.4 MILES TO STATION
- APPROX 2,157 SQ FT VOLUME

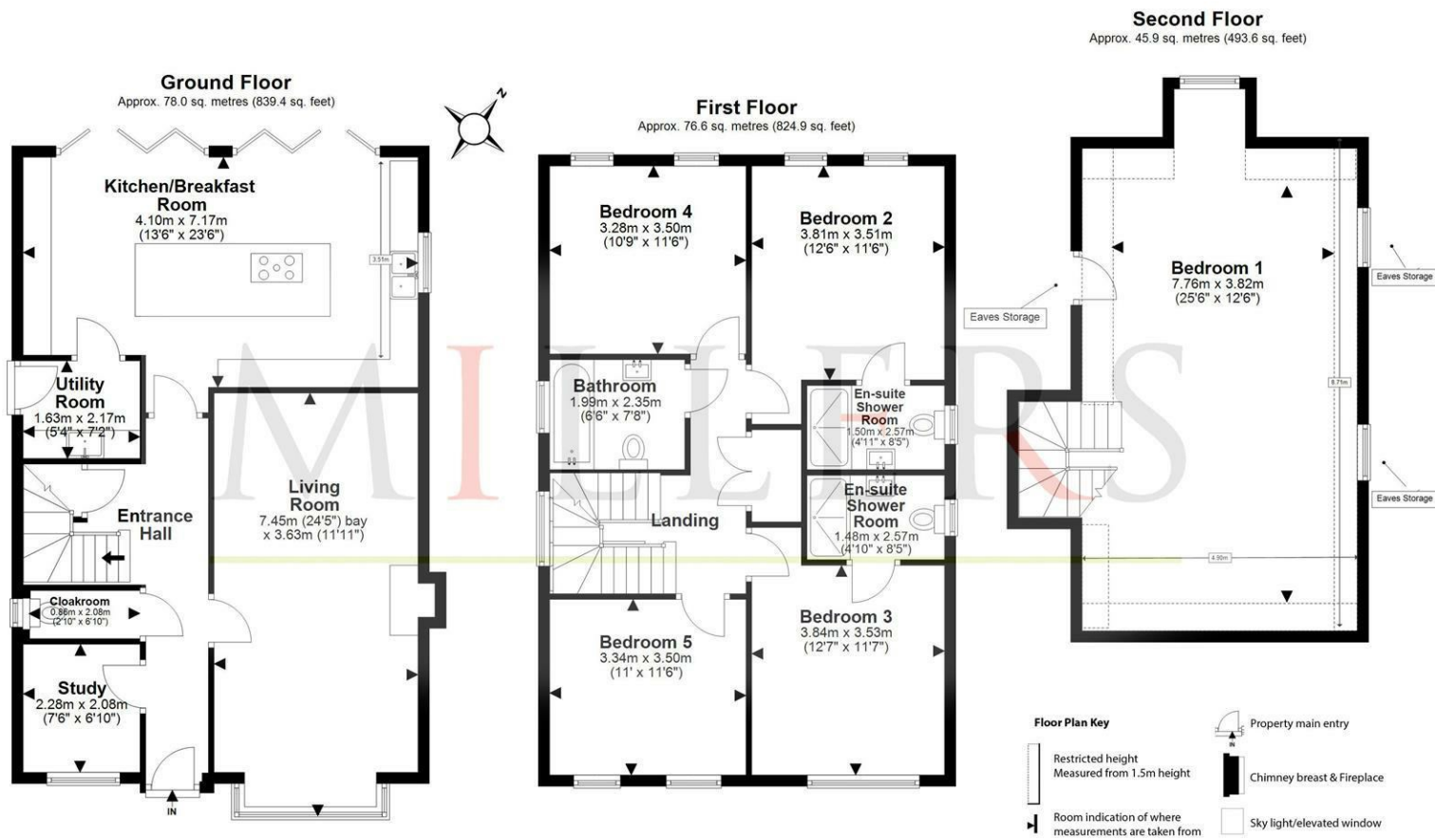
- FIVE BEDROOMS
- NORTH WEST FACING PLOT
- AVAILABLE NOW

- THREE BATHROOMS
- OFF STREET PARKING
- UNFURNISHED





MILLERS  
LETTINGS



Total area: approx. 200.5 sq. metres (2157.8 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

## Property Dimensions

### GROUND FLOOR

<b>Study</b>	7'6" x 6'10" (2.28m x 2.08m)
<b>Living Room</b>	24'5" x 11'11" (7.45m x 3.63m)
<b>Cloakroom</b>	6'10" x 2'10" (2.08m x 0.86m)
<b>Kitchen Breakfast Room</b>	13'5" x 23'6" (4.10m x 7.17m)
<b>Utility Room</b>	5'4" x 7'1" (1.63m x 2.17m)

### FIRST FLOOR

<b>Bedroom Two</b>	12'6" x 11'6" (3.81m x 3.51m)
<b>En-suite Shower Room</b>	8'5" x 4'10" (2.57m x 1.47m)

### Bedroom Three

<b>En-suite Shower Room</b>	8'5" x 4'10" (2.57m x 1.47m)
<b>Bedroom Four</b>	10'9" x 11'6" (3.28m x 3.50m)
<b>Bedroom Five</b>	10'11" x 11'6" (3.34m x 3.50m)
<b>Bathroom</b>	6'6" x 7'8" (1.98m x 2.34m)

### SECOND FLOOR

<b>Bedroom One</b>	25'6" x 12'6" (7.76m x 3.82m)
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### EXTERNAL AREA

<b>Rear Garden</b>	125' x 32' (38.10m x 9.75m)
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**TERM** : An initial TWELVE month tenancy is offered, although a longer term could be available, for the right applicant.

**DATE** : The earliest date that a successful client could move into the property will be the 5TH MAY 2025 subject to terms conditions and references.

**HOLDING DEPOSIT** : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

**DEPOSIT** : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

**FURNITURE** : The property is available on a UNFURNISHED basis including white goods.

**UTILITY BILLS** : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

**COUNCIL TAX**: The council tax band is G





Directions

Start: Millers Estate Agents & Letting Agents in Epping, High Street, Epping CM16 4BP. 0.0. Head southwest on High St/B1393 toward Cottis Ln. Go through 3 roundabouts. 0.9. Turn left onto Theydon Rd. 1.8. Continue onto Piercing Hill. 2.3. Turn left onto Coppice Row/B172. 2.6. Turn right onto Poplar Row. 2.7. Continue onto Theydon Park Rd. 2.8. Turn right onto Blackacre Rd. Destination will be on the right. 2.9. Arrive: Blackacre Road, Theydon Bois, CM16 7LU. Total time: 7 mins 50s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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