



Heath Drive, Theydon Bois

O.I.E.O £975,000

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MILLERS
ESTATE AGENTS

Nestled in the charming Theydon Bois village, this delightful detached family home on Heath Drive presents an excellent opportunity for those seeking a property with fantastic potential. Boasting two spacious reception rooms, this house offers ample space for both relaxation and entertaining. The three/four well-proportioned bedrooms provide comfortable accommodation for families.

This property has great potential for extensions, subject to the usual planning. The house is situated on a great plot and has a beautifully presented rear garden as well as ample space to the front for parking.

This is a rare opportunity to acquire a detached house in a sought-after village location, perfect for those looking to create their dream home in Theydon Bois.

The house is just over a 5 minute walk to Theydon Bois Central Line station, the fabulous restaurants, shops and pubs in the village and even closer to Theydon Primary School and The Village Montessori Nursery. Epping Forest and the well known Oak Trail are just as close, with the village green, playground and duck pond a few minutes walk in the other direction. As if this wasn't enough, there are also great transport links with M25/M11 junctions a short drive away.





Porch

8'3 x 3'10 (2.51m x 1.17m)

Entrance Hall

Living Room

16'8" x 11'5" (5.07m x 3.48m)

Study

9'2" x 7'0" (2.79m x 2.13m)

Cloakroom

3'10 x 2'6 (1.17m x 0.76m)

Bathroom

6'11 x 5'8 (2.11m x 1.73m)

Family Room

20'6" x 11'5" (6.25m x 3.48m)

Kitchen

10'0" x 7'0" (3.06m x 2.13m)

Laundry Room

7'7" x 7'6" (2.31m x 2.28m)

Garage

14'3 x 8'9 (4.34m x 2.67m)

Landing

Bedroom 1

14'8" x 19'1" (4.48m x 5.81m)

Shower Room

5'9 x 6'6 max (1.75m x 1.98m max)

Separate Toilet

3'11 x 3'9 (1.19m x 1.14m)

Bedroom 2

12'8" x 19'1" (3.87m x 5.81m)

Wash Area

2'7" x 3'9" (0.79m x 1.14m)

Cupboard

Bedroom 3

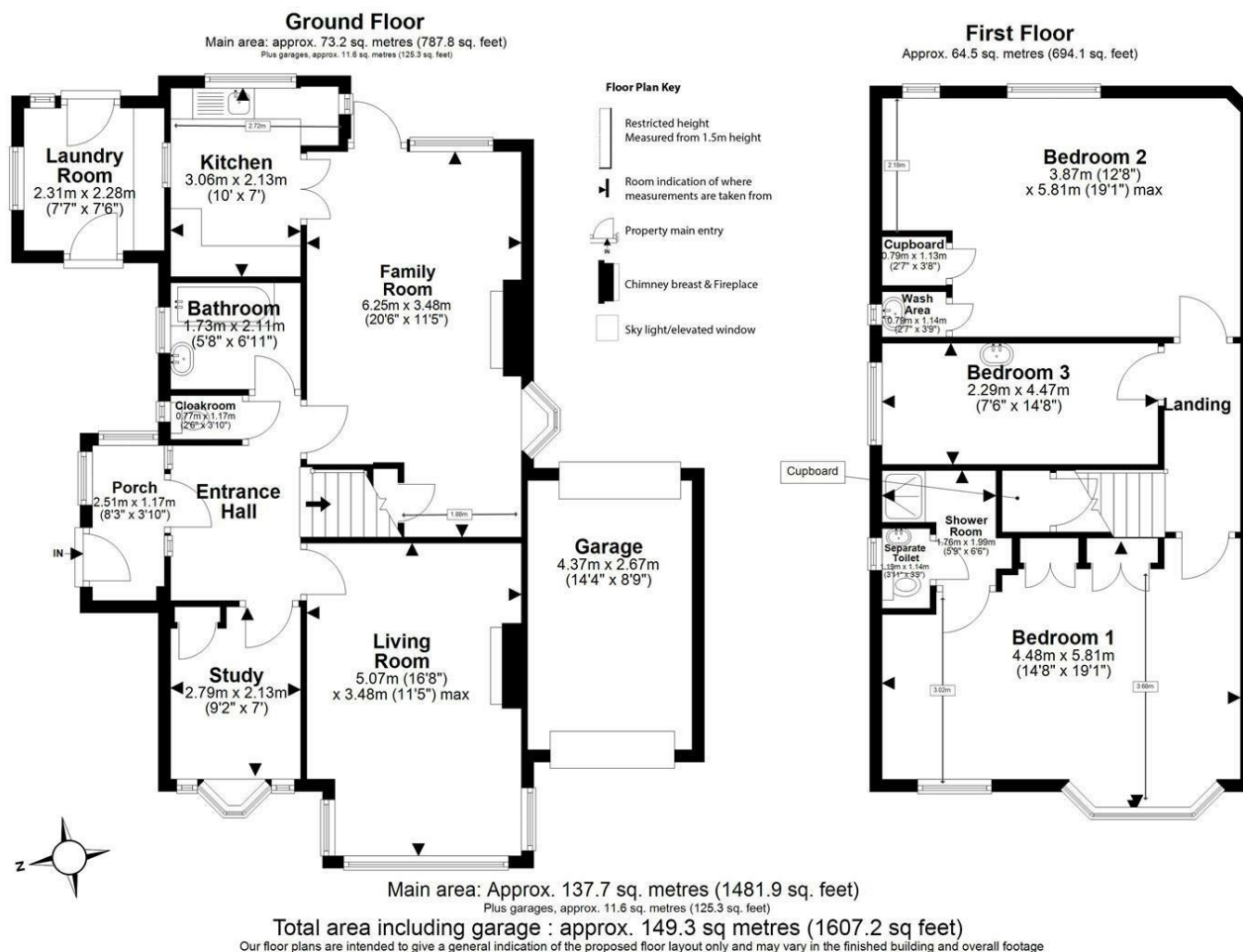
7'6" x 14'8" (2.29m x 4.47m)

EXTERIOR

Rear Garden

85'0 x 50'0 (25.91m x 15.24m)





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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