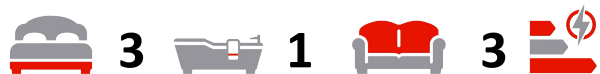




MILLERS

Orchard Drive, Theydon Bois
Price Range £850,000 to £890,000



MILLERS
ESTATE AGENTS

* £850,000 - £900,000 * DETACHED HOUSE *
THREE BEDROOMS * THREE RECEPTIONS * FAMILY
ACCOMMODATION * WALK TO THEYDON PRIMARY
SCHOOL * PARKING & GARAGE *

A generous three-bedroom detached family house offering bright and spacious accommodation. Briefly comprising three reception rooms including a rear facing garden room, three bedrooms, off street parking and a garage. The property is conveniently positioned in the heart of Theydon Bois, which is within easy reach of the station, the village high street, village green, Duck Pond and parts of Epping Forest.

The approach to the house is via driveway which provides parking for at least three vehicles, there is a garage, gated access to the side and flower and shrub borders lead to the front door. The entrance hall has stairs ascending to the first floor and gives access to the living room which features a fireplace and opens to the garden room. A dining room to the front and a fitted kitchen which features a range style cooker and extractor matching hood. There ground floor offers a three-piece shower room, a useful utility room and a study room or home office. The landing leads to the master bedroom which overlooks the rear garden. The second and third bedrooms have ample storage in the eaves. There is a first floor WC and storage in the loft void. The cosy rear garden measures approximately 67' x 37'. Is laid to lawn, has a paved patio area and a rear sitting area. Mature flower beds, shrubs and trees and provides a peaceful area for relaxing and a wooden garden shed is hidden to the rear.

Theydon Bois is a desirable and popular village with a central village Green complete with duck pond. There is a range of shops including a Tesco store, public houses, restaurants and shops. Schooling is provided at Theydon Bois Primary School, Davenant & ESJ Epping St Johns Comprehensive schools are a short drive. Access to London via the central line tube station and Junction 26, M25 motorway at Waltham Abbey.





GROUND FLOOR

Dining Room

16'4" x 11'5" (4.97m x 3.48m)

Kitchen

9'1" x 12'4" (2.78m x 3.75m)

Living Room

12'3" x 19'3" (3.73m x 5.88m)

Garden Room

18'11" x 12'3" (5.77m x 3.73m)

Study

12'7" x 9'1" (3.84m x 2.76m)

Utility Room

5'3" x 4'1" (1.61m x 1.25m)

Shower Room

9'5" x 4'10" (2.87m x 1.47m)

FIRST FLOOR

Bedroom One

12'2" x 14'0" (3.70m x 4.26m)

Bedroom Two

9'1" x 10'9" (2.76m x 3.27m)

Bedroom Three

10'11" x 8'2" (3.32m x 2.49m)

Separate Toilet

6'1" x 5'5" (1.85m x 1.65m)

EXTERNAL AREA

Rear Garden

63' x 36' (19.20m x 10.97m)

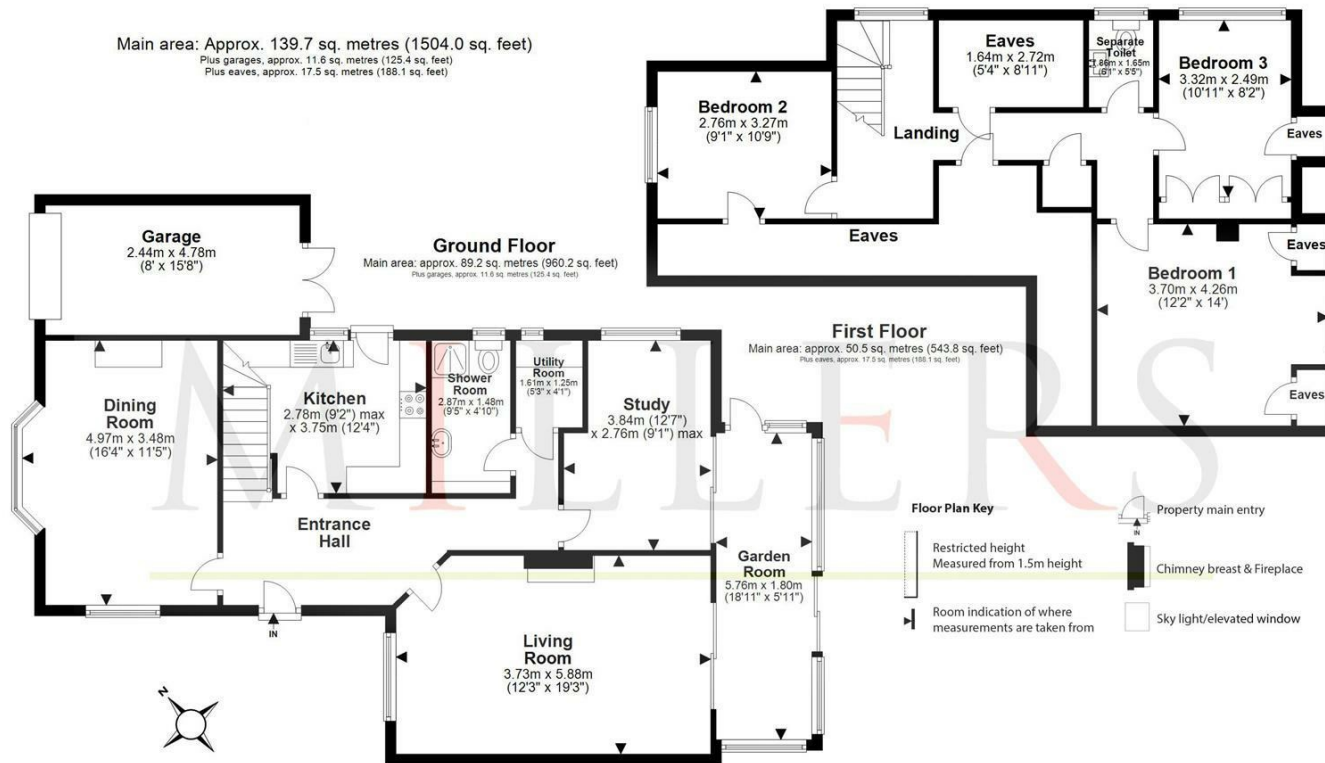
Garage

15'8" x 8' (4.78m x 2.44m)

Courtyard

17'10" x 12'11" (5.44m x 3.94m)





Total area including Garage and Eaves: approx. 168.8 sq metres (1817.5 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		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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