



Blackacre Road, Theydon Bois

Guide Price £1,350,000



MILLERS
ESTATE AGENTS

This charming and extended detached family home features five spacious reception areas and four double bedrooms. It includes a garage, off-street parking, a 100 ft rear garden, and a stunning sun terrace. Located on a sought-after residential road, the property provides easy access to the village green and duck pond, High Street shops, and the Central Line tube station.

The accommodation comprises a ground-floor shower room and a utility room. There is also a convenient study that is ideal for home working. A generous family room opens into the spacious living room, which in turn leads to the rear garden and a garden terrace. Additionally, there is an entertainment room located to the side, as well as a formal dining room that connects to the kitchen/breakfast room. The first floor is dedicated to the four double bedrooms, including a master bedroom suite with fitted wardrobes and a walk-in wardrobe. A spacious six-piece bath and shower room completes this level.

At the front of the property, a block-paved driveway allows off-street parking for at least three vehicles. The rear garden measures approximately 100 feet in length and is primarily lawned, bordered by hedges and bushes. A raised terrace at the back of the house offers a lovely space to sit and enjoy the sunshine. Additionally, there is an attached garage.

Theydon Bois is a desirable and popular village featuring a charming central village green and duck pond. It is just minutes away from shops, including a Tesco store, pubs, restaurants, and other amenities. Local schooling is provided by Theydon Bois Primary School, with Davenant and Epping St. John's Schools just a short drive away. Access to London is convenient via the Central Line tube station and Junction 26 of the M25 at Waltham Abbey.





GROUND FLOOR

Family Room

10'3" x 11'8" (3.12m x 3.56m)

Living Room

13'7" x 17'5" (4.14m x 5.32m)

Entertainment Room

18'2" x 8'10" (5.54m x 2.69m)

Kitchen

13'4" x 10'11" (4.06m x 3.33m)

Dining Room

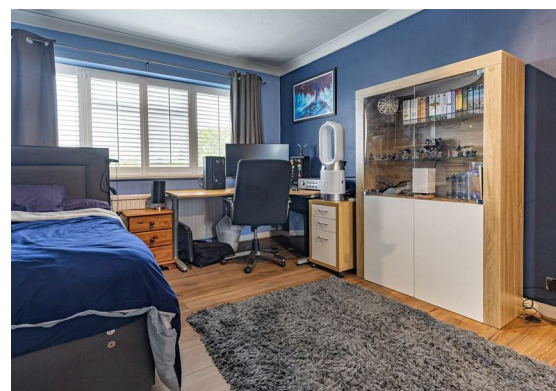
9'9" x 15'4" (2.96m x 4.68m)

Shower/Utility Room

8'10" x 6'10" (2.69m x 2.08m)

Study

9'10" x 12'5" (3.00m x 3.79m)



FIRST FLOOR

Bedroom One

14'1" x 12'0" (4.28m x 3.67m)

Walk-in Wardrobe

7'5" x 4'11" (2.26m x 1.50m)

Bedroom Two

9'10" x 12'0" (3.00m x 3.66m)

Bedroom Three

13'0" x 10'11" (3.97m x 3.33m)

Bedroom Four

9'0" x 11'1" (2.75m x 3.38m)

Bathroom

12'3" x 10' (3.73m x 3.05m)

EXTERNAL AREA

Terrace

24'6" x 18' (7.47m x 5.49m)

Rear Garden

115' x 47' (35.05m x 14.33m)

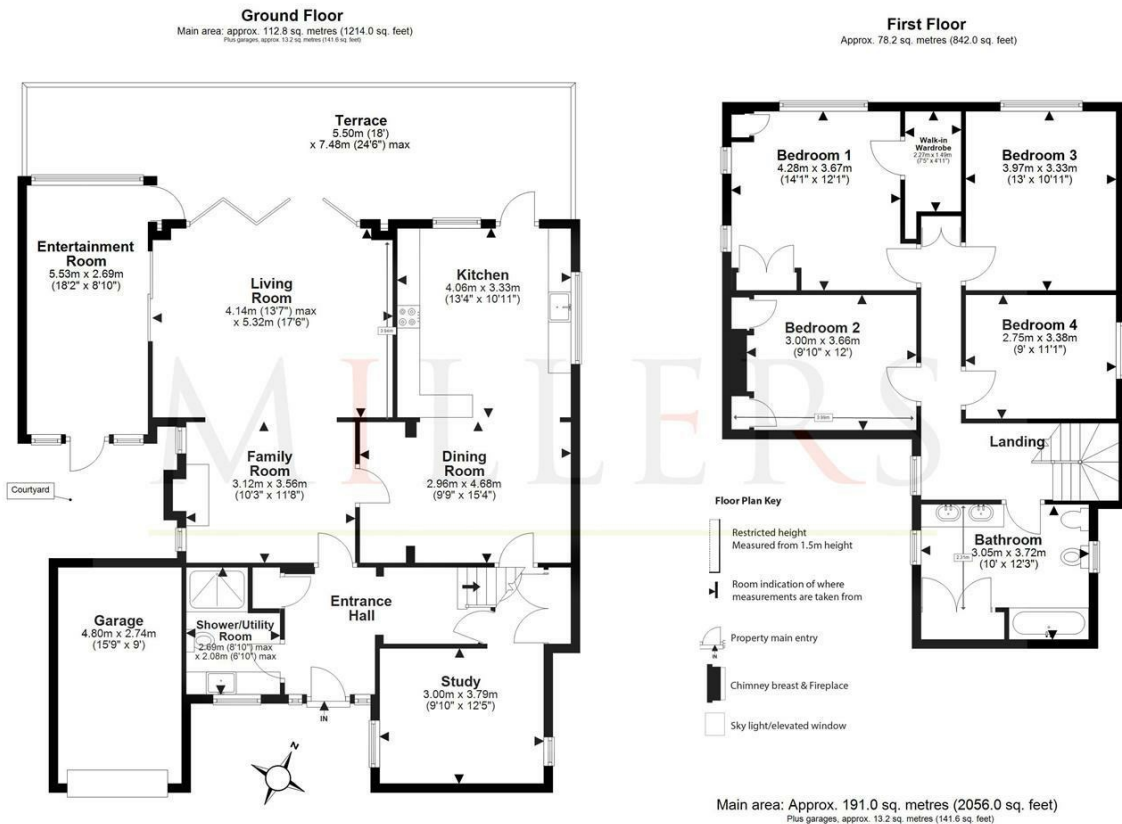
Garage

15'9" x 9' (4.80m x 2.74m)

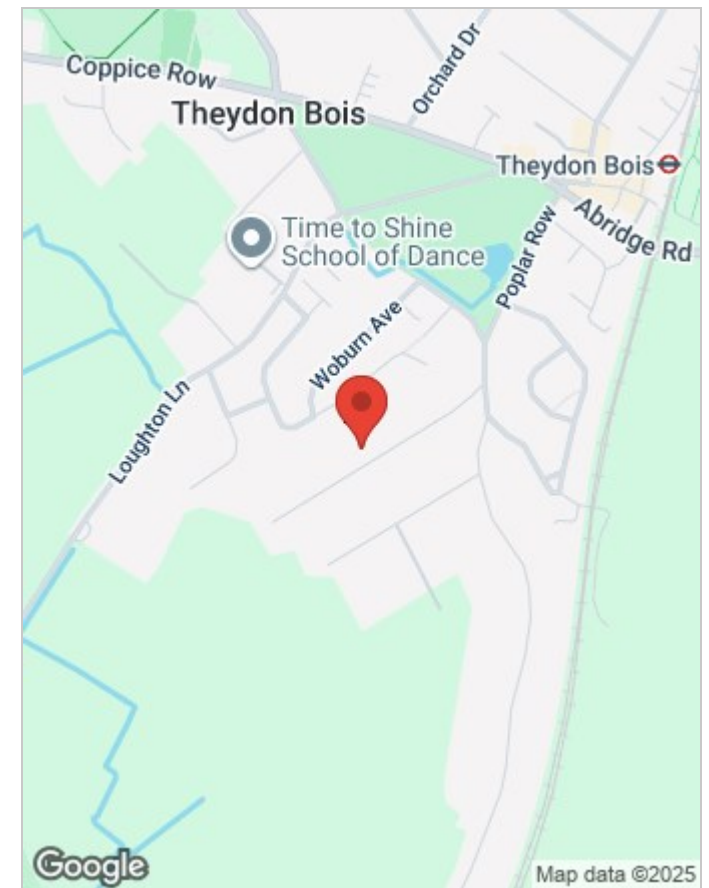
Courtyard

32'9" x 9'10" x 29'6" x 16'4" (10'3" x 9'5")





Total area including garage : approx. 204.2 sq metres (2197.6 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



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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