



**Blackacre Road, Theydon Bois**

**Price Range £1,295,000 to £1,325,000**



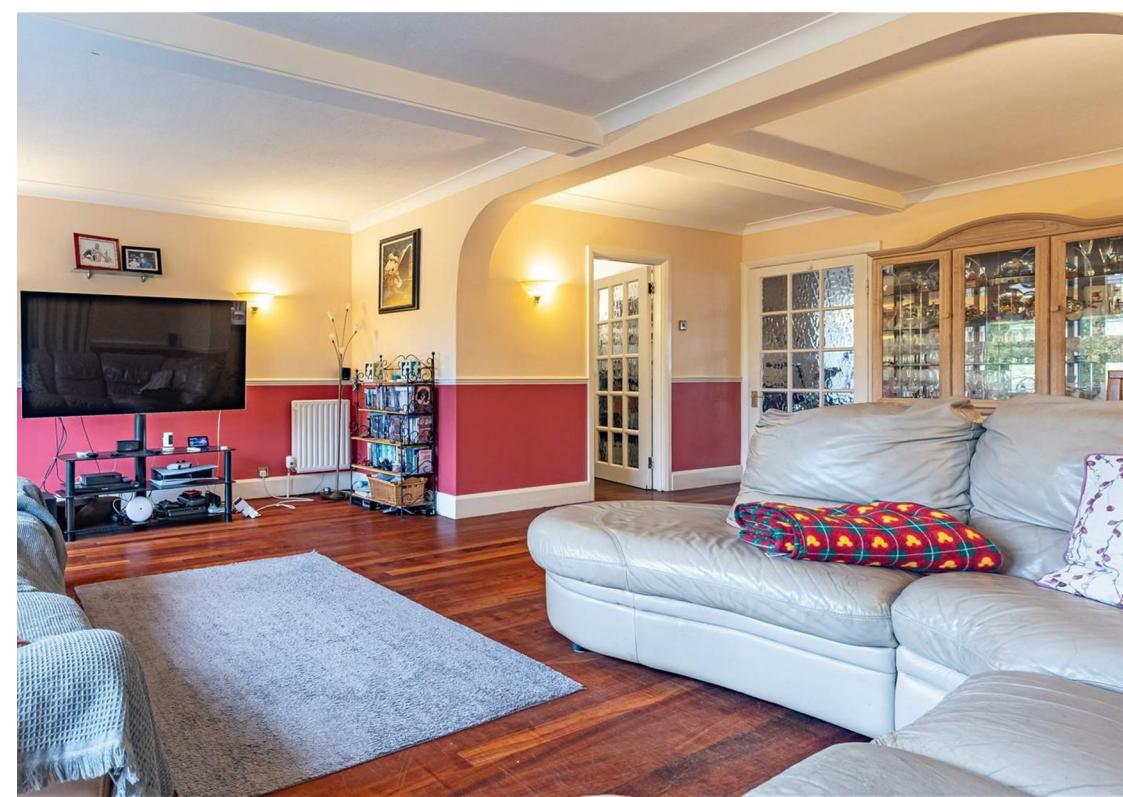
**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £1,295,000 - £1,325,000 \*  
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

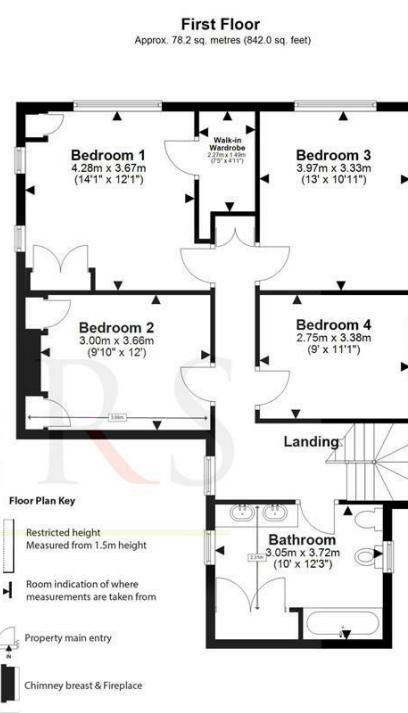
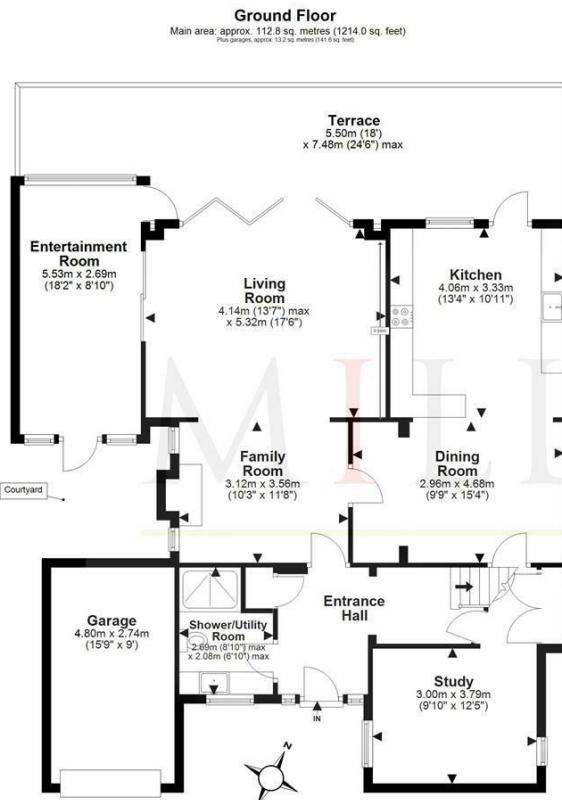
115' x 47' (35.05m x 14.33m)

### 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 footprint.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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