



Dukes Avenue, Theydon Bois
Asking Price £895,995



MILLERS
ESTATE AGENTS

**** SEMI DETACHED ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ** STUNNING REAR GARDEN ** OFF STREET PARKING ** CLOSE TO VILLAGE SHOPS & STATION ****

This charming semi-detached family home offers an excellent blend of character, space and potential. Featuring four bedrooms, three reception rooms and a beautifully established rear garden, the property occupies a generous plot in one of Theydon Bois's most desirable locations, just a short stroll from the village shops and Central Line station. Offering excellent scope to extend and remodel, subject to the necessary planning permissions, this is an exciting opportunity to create a truly exceptional family home.

The welcoming entrance hall leads to three versatile reception rooms, providing flexible living space for modern family life. The spacious lounge enjoys views over the stunning rear garden, with double doors opening directly onto the patio, creating a seamless connection between indoor and outdoor living. The fitted kitchen is complemented by a separate front reception room and an additional study, ideal for home working. A ground floor shower room and separate cloakroom/WC complete the accommodation on this level.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a private en-suite WC.

To the front, the block-paved driveway provides off-street parking for three to four vehicles and is enhanced by attractive mature planting. A side gate leads to the exceptional rear garden, featuring several patio and seating areas, an expansive lawn and an abundance of mature shrubs, flowering borders and established trees, creating a private and idyllic setting for relaxing, entertaining and family enjoyment. In addition there are two handy garden storerooms and a greenhouse for the avid gardener.

Dukes Avenue is one of Theydon Bois's most sought-after residential addresses, perfectly positioned to enjoy the charm and convenience of village life.





GROUND FLOOR

Living Room

24'2" x 11'6" (7.39m x 3.51m)

Dining Room

16'9" x 11'6" (5.11m x 3.51m)

Kitchen

13'1" x 9'10" (3.99m x 3.00m)

Study Room

11'2" x 6'11" (3.40m x 2.11m)

Shower Room

5'7" x 6'11" (1.70m x 2.11m)

Cloakroom WC

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

FIRST FLOOR

Bedroom One

15'5" x 14'9" (4.70m x 4.50m)

En-Suite WC

8'2" x 3'9" (2.49m x 1.14m)

Bedroom Two

13'5" x 8'2" (4.09m x 2.49m)

Bedroom Three

13'1" x 7'10" (3.99m x 2.39m)

Bedroom Four

10'6" x 9'6" (3.20m x 2.90m)

EXTERNAL AREA

Front Garden

Block paved driveway for 3/4 vehicles

Rear Garden

85'4" x 29'6" (26.01m x 8.99m)

Garden Room

17'5" x 7'10" (5.31m x 2.39m)



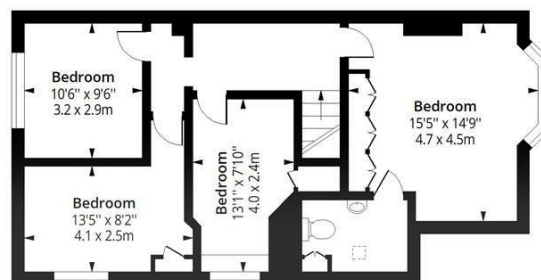
Dukes Avenue CM16

Approx. Gross Internal Area 1549 Sq Ft - 143.90 Sq M
Approx. Gross Garden Room Area 137 Sq Ft - 12.73 Sq M



First Floor

Floor Area 720 Sq Ft - 66.89 Sq M



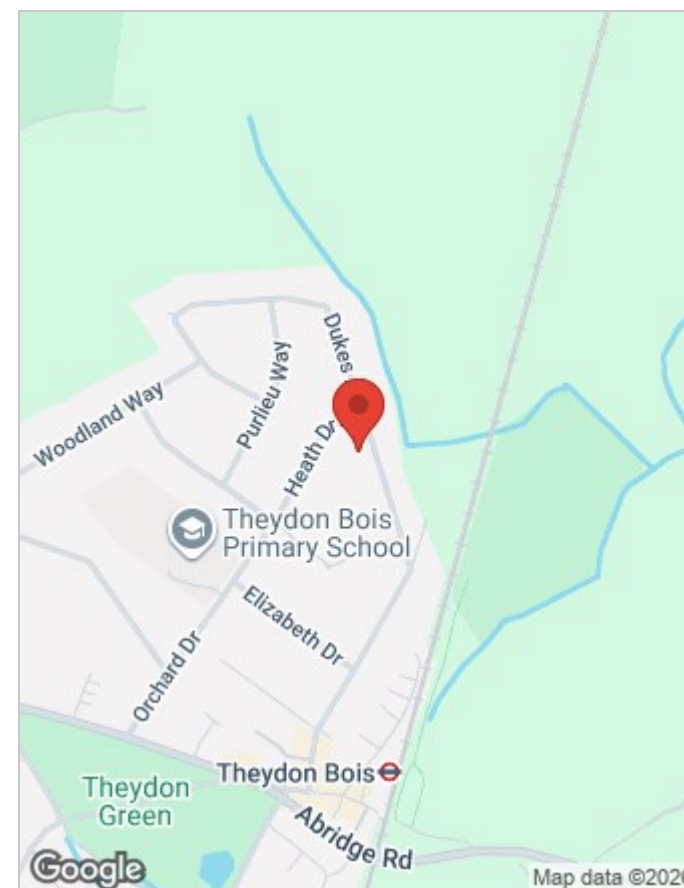
Ground Floor

Floor Area 829 Sq Ft - 77.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 16/7/2026



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			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	59	68	(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	

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