



**Baldocks Road, Theydon Bois**

**O.I.E.O £1,000,000**



**MILLERS**  
ESTATE AGENTS

\* DETACHED HOUSE \* PERFECT FOR EXTENDING (STPP) \* APPROX. 162'9" x 58'8" PLOT \* SHORT WALK TO VILLAGE GREEN \* GARAGE & DRIVEWAY \*

Nestled in the heart of Theydon Bois, this detached family home offers a wonderful opportunity for those seeking space and potential. With four versatile reception rooms, three generous bedrooms, and a substantial plot of around 0.2 acres, there is ample room to extend and remodel, subject to planning. The expansive rear garden and wide side area invite you to imagine creating your ideal family haven.

Inside, you'll find a welcoming living room facing the front, a dedicated dining area with a cosy snug at the rear, a bright conservatory, a kitchen breakfast room and downstairs bathroom and separate WC — spaces that can easily adapt to your family's needs. Upstairs, three spacious bedrooms are served by a family bathroom and a separate WC. Practical features include a garage, off-street parking, a recently installed boiler and double-glazed windows. While the home would benefit from some updating, its true value lies in the scope it offers to shape it into something truly special.

The location is ideal for family life, with Theydon Bois Central Line station just over five minutes away on foot, and the village's excellent restaurants, shops, and pubs close by. Both Theydon Primary School and The Village Montessori Nursery are even nearer, making the morning school run a breeze. Epping Forest and the famous Oak Trail are within easy reach, while the village green, playground, and duck pond are just a short stroll in the other direction. For those who need to travel further afield, the M25 and M11 are only a short drive away.





## GROUND FLOOR

### Porch

2'1" x 6'5" (0.64m x 1.96m)

### Living Room

12'8" x 13'0" (3.86m x 3.97m)

### Kitchen Breakfast Room

10'10" x 9'9" (3.30m x 2.98m)

### Conservatory

9'6" x 10'11" (2.90m x 3.33m)

### Dining Room (max)

13'3" x 9'8" (4.05m x 2.95m)

### Snug

7'1" x 9'4" (2.16m x 2.84m)

### Bathroom

6'3" x 5'3" (1.91m x 1.60m)

### Separate WC

6'3" x 2'2" (1.91m x 0.66m)



## FIRST FLOOR

### Bedroom One (max)

15'3" x 12'8" (4.64m x 3.86m)

### Bedroom Two

11'4" x 8'3" (3.46m x 2.51m)

### Bedroom Three

10'5" x 7'2" (3.17m x 2.19m)

### Separate Toilet

5'6" x 2'11" (1.68m x 0.89m)

### Bathroom

6'5" x 5'6" (1.96m x 1.68m)

## EXTERNAL AREA

### Garage

16' x 8'1" (4.88m x 2.46m)

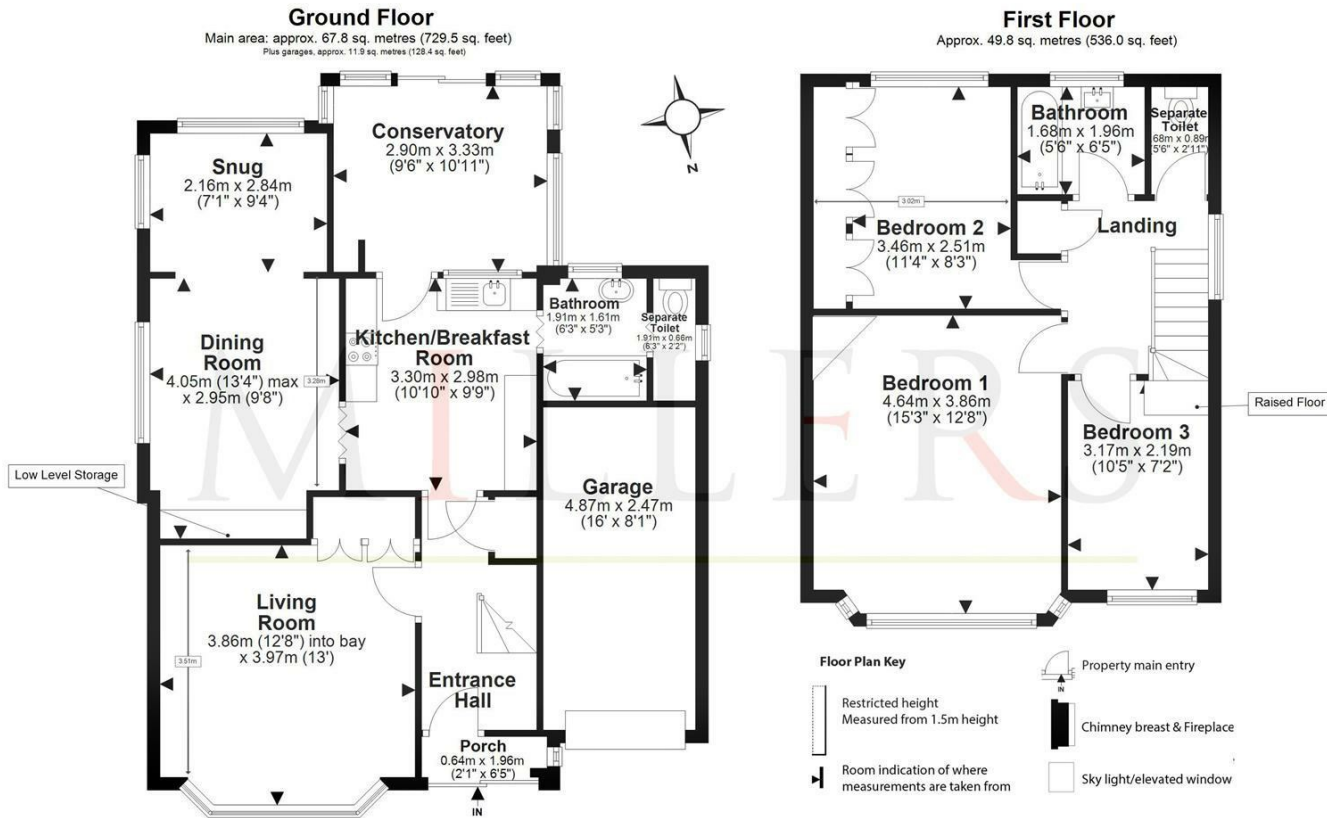
### Rear Garden (max)

110' x 57' (33.53m x 17.37m)

### Overall Plot

162'9" x 58'8" (49.61m x 17.88m)

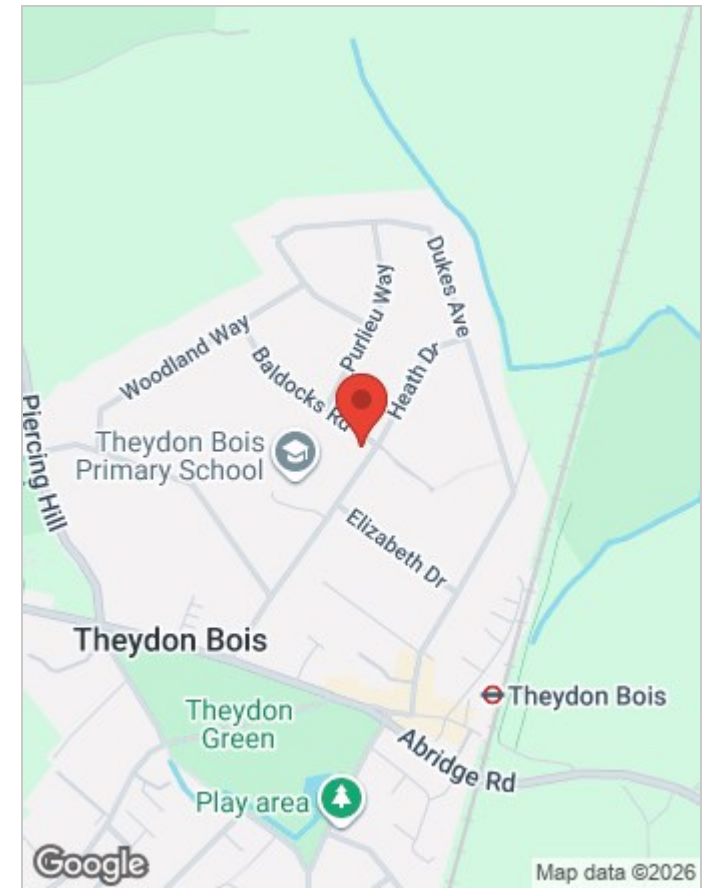




Main area: Approx. 117.6 sq. metres (1265.6 sq. feet)  
Plus garages: approx. 11.9 sq. metres (128.4 sq. feet)

Total area including garage : approx. 129.5 sq metres (1394 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



## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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

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