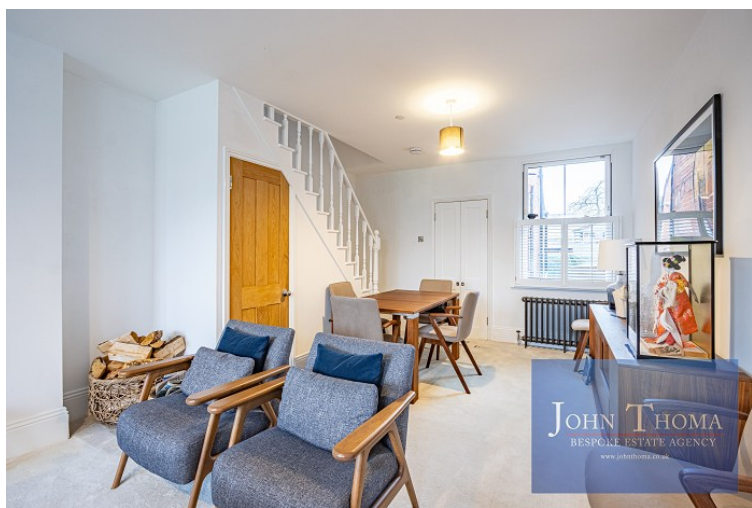




A chain free stunning three bedroom home excellently located in the heart of Theydon Bois with amazing views over The Green. This beautifully presented property is a short walk to the central line station, local amenities and restaurants.

The property is arranged over three floors and is 1,065 square feet in size. The current owners had extended into the loft area to provide a spacious bedroom with an en-suite.

**The Green, Theydon Bois**



- ◆ A SPACIOUS LOUNGE-DINING ROOM MEASURING 25' x 12' 6" IN SIZE WITH A LOG BURNER AND A BAY WINDOW
- ◆ THE STUNNING FITTED KITCHEN-BREAKFAST ROOM MEASURES 16' 6" x 7' 7" WITH FRENCH DOORS TO THE REAR GARDEN
- ◆ ON THE FIRST FLOOR BEDROOM TWO MEASURES 12' 6" x 11' AND BEDROOM THREE MEASURES 11' 3" x 7' 7"

- ◆ ALSO ON THE FIRST FLOOR A BEAUTIFULLY FINISHED MODERN FOUR PIECE FAMILY BATHROOM MEASURING 10' 6" x 5' 4"
- ◆ ON THE SECOND FLOOR THE MASTER BEDROOM MEASURES 12' 2" x 10' 8" BESPOKE FITTED WARDROBES AND AN EN-SUITE
- ◆ THE SOUTH WEST FACING PRIVATE REAR GARDEN A PAVED PATIO, A STORAGE SHED AND ACCESS TO THE FRONT OF THE PROPERTY



Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

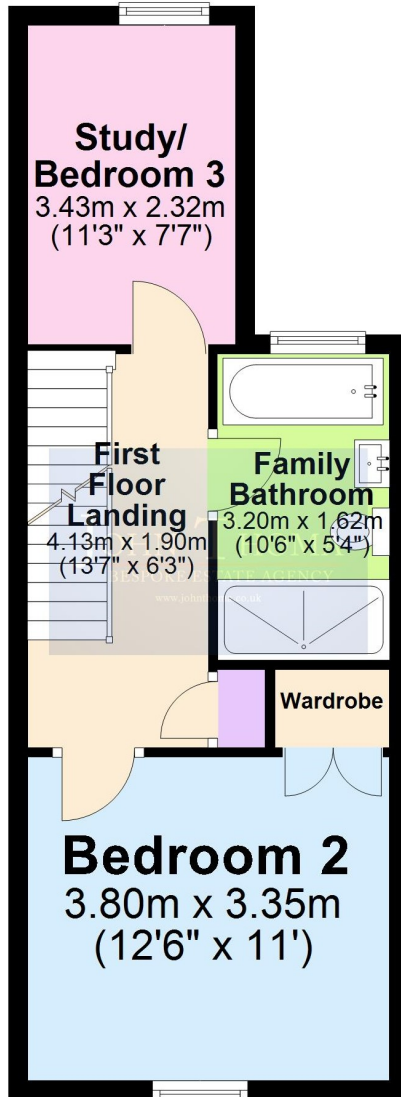
## Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



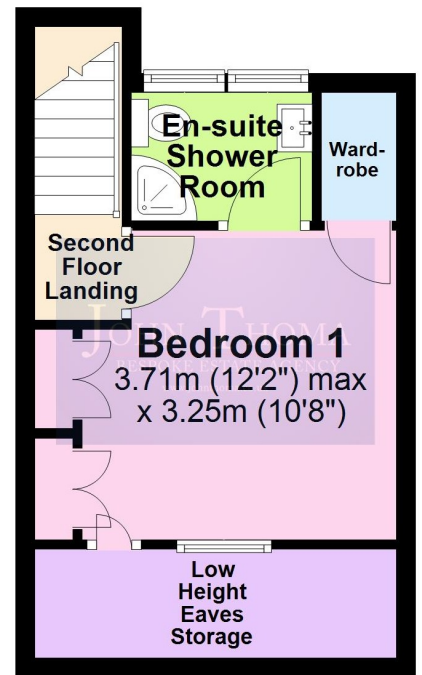
## First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)

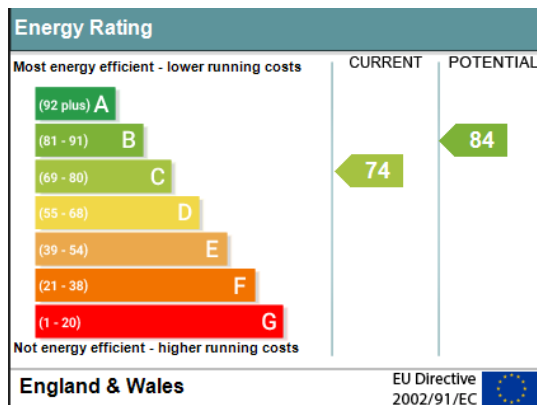


## Second Floor

Approx. 22.1 sq. metres (237.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)



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