



Baldocks Road, Theydon Bois.

O.I.E.O £900,000



MILLERS
ESTATE AGENTS

* SEMI DETACHED HOUSE * FOUR BEDROOMS *
TWO BATH/SHOWER ROOMS * PERFECT FOR
REFURBISHMENT * GARAGE & OFF STREET PARKING
* NO ONWARD CHAIN * LARGE REAR GARDEN *

Nestled in the sought-after area of Theydon Bois, Epping, this semi-detached four-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of refurbishment, its potential is undeniable, making it an ideal project for buyers with vision.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor boasts three reception rooms, including a charming lounge featuring a fireplace, which flows seamlessly into the dining room. This area opens up to a large, versatile family space, perfect for gatherings and entertaining. The breakfast room conveniently connects to the kitchen, which also provides access to the integral garage, enhancing the practicality of the layout.

The first floor comprises four well-proportioned bedrooms, complemented by two shower rooms and a separate W.C., ensuring ample facilities for family living.

Externally, the property benefits from a paved front garden that allows for off-street parking, leading to the garage. A sideways provides access to the expansive rear garden, which measures approximately 100 feet. This outdoor space features patio areas, an extensive lawn, and mature shrub and hedge borders, offering a tranquil retreat for relaxation and outdoor activities.

This property is ideally located, providing easy access to local shops, restaurants, local pubs and central tube station, making it a perfect choice for families and commuters alike. With its generous space and potential for transformation, this semi-detached house is a rare find in a desirable location.





GROUND FLOOR

Entrance Porch

Entrance Hallway

14'5 x 5'10 (4.39m x 1.78m)

Lounge

15'1 x 13'5 (4.60m x 4.09m)

Dining Room

10'10 x 9'6 (3.30m x 2.90m)

Breakfast Room

10'2 x 9'10 (3.10m x 3.00m)

Kitchen

10'10 x 8'10 (3.30m x 2.69m)

Sunroom/Dining Room

28'10 x 9'2 (8.79m x 2.79m)

FIRST FLOOR

Bedroom One

15'5 x 11'10 (4.70m x 3.61m)

Bedroom Two

11'10 x 11'6 (3.61m x 3.51m)

Bedroom Three

18'4 x 8'10 (5.59m x 2.69m)

Bedroom Four

10'6 x 7'7 (3.20m x 2.31m)

Bathroom

8'10 x 5'11 (2.69m x 1.80m)

Shower Room

5'7 x 4'11 (1.70m x 1.50m)

Separate WC

5'7 x 2'7 (1.70m x 0.79m)

EXTERNAL

Front Garden

Driveway for Off Street Parking

Garage

17'5 x 8'10 (5.31m x 2.69m)

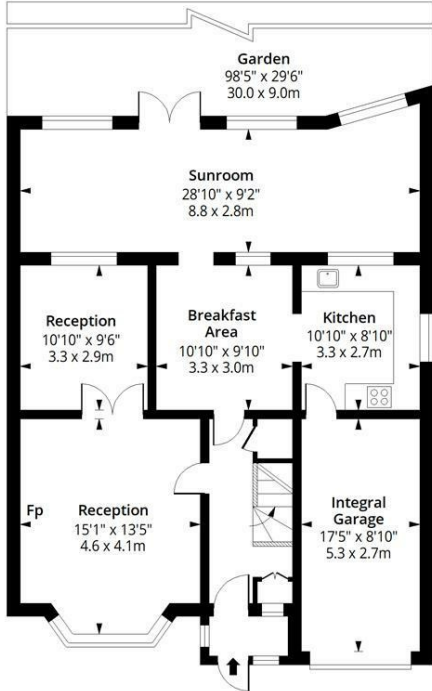
Rear Garden

98'5 x 29'6 (30.00m x 8.99m)



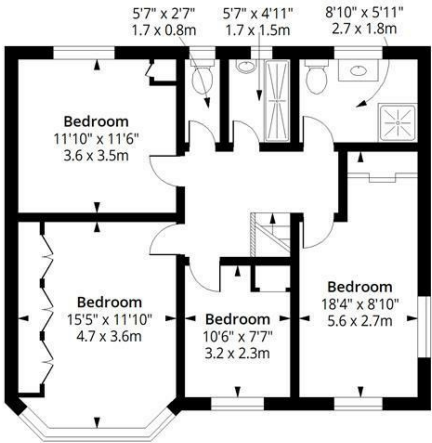
Baldocks Road CM16

Approx. Gross Internal Area 1762 Sq Ft - 163.69 Sq M
Approx. Gross Integral Garage Area 154 Sq Ft - 14.31 Sq M



Ground Floor

Floor Area 986 Sq Ft - 91.60 Sq M



First Floor

Floor Area 776 Sq Ft - 72.09 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: 27/8/2026

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 are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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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	57	66	(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	