



**Forest Drive, Theydon Bois**  
**Offers Over £270,000 to £300,000**



**MILLERS**  
ESTATE AGENTS

\* NO ONWARD CHAIN \* ONE BEDROOM \* FIRST FLOOR FLAT \* ALLOCATED PARKING SPACE \* WALKING DISTANCE OF STATION \* CLOSE TO LOCAL SHOPS AND RESTAURANTS \*

Situated in the charming village of Theydon Bois, this delightful first-floor flat on Forest Drive offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat while remaining close to local amenities.

The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is the allocated parking space, a rare find in such a desirable location.

Situated just a short stroll from the station, residents will benefit from excellent transport links, making commuting to London and surrounding areas a breeze. Additionally, the nearby shops cater to all your daily needs, enhancing the appeal of this lovely home.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to downsize, this flat in Theydon Bois is a wonderful choice for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this charming flat your new home.

Forest Drive is a popular residential street, well placed for all the local amenities, Theydon Bois is a highly desirable and popular village arranged around the central village Green, complete with duck pond. There is a range of shops, public houses & restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at Waltham Abbey.





## FIRST FLOOR

### Entrance Hall

### Kitchen

10'10" x 8'11" (3.30m x 2.72m)

### Living Room

15'8" x 10'4" (4.78m x 3.15m)

### Bedroom One

15'8" x 10'0" (4.78m x 3.05m)

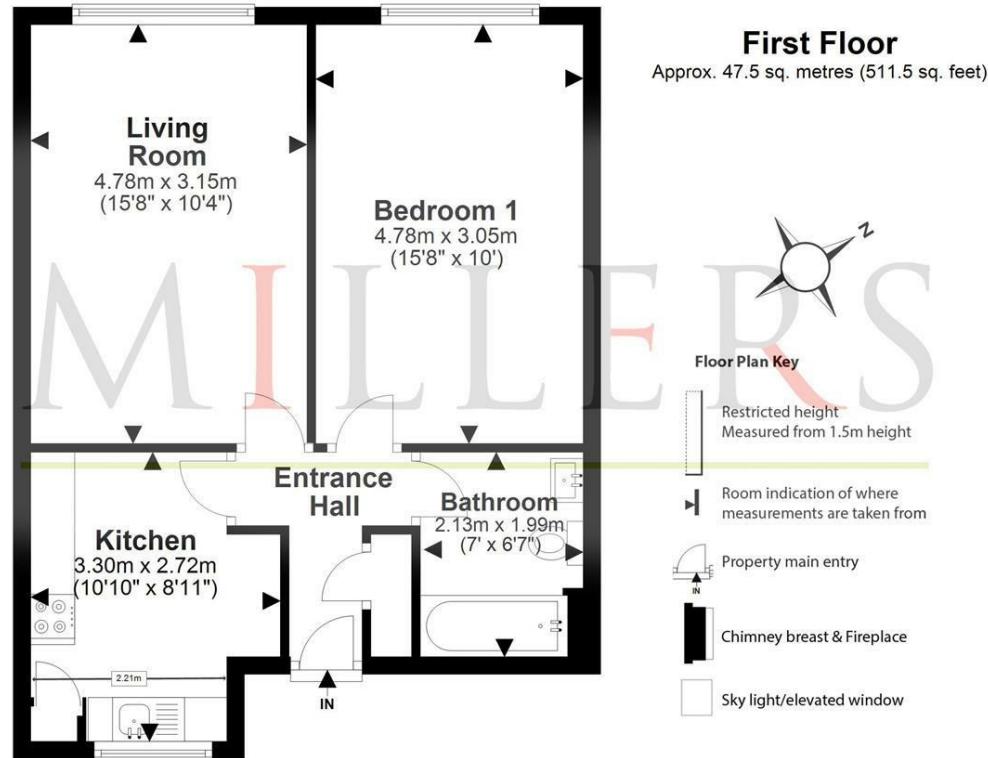
### Bathroom

7'0 x 6'7 (2.13m x 2.01m)

## EXTERIOR

### Allocated Parking Space



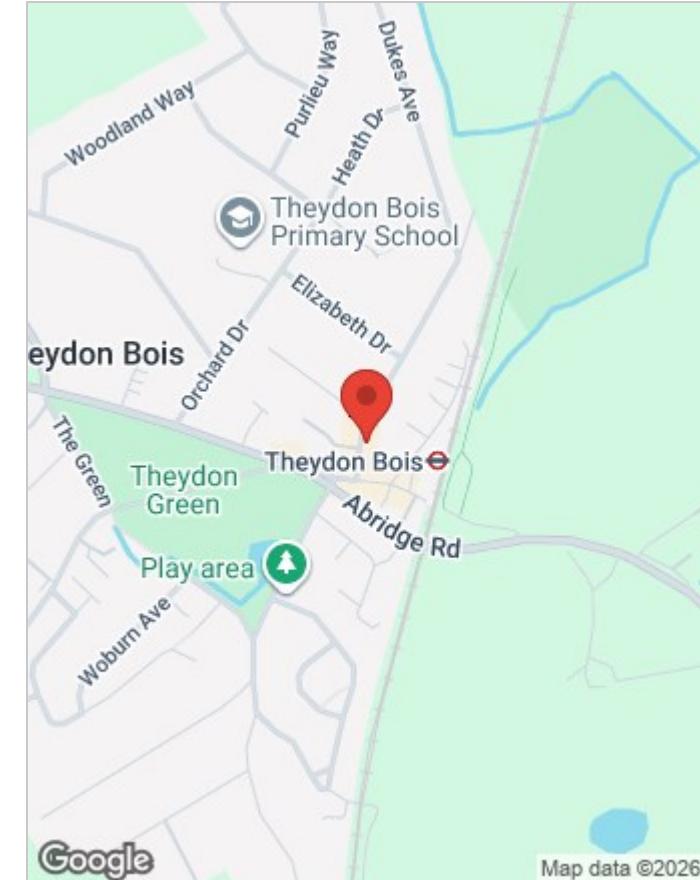


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

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

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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(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

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