



Morgan Crescent, Theydon Bois

O.I.E.O £850,000

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MILLERS
ESTATE AGENTS

* CHARACTER SEMI DETACHED HOME * TWO SPACIOUS RECEPTIONS ROOMS * IN NEED OF MODERNISATION * GREAT POTENTIAL TO ADD VALUE * CLOSE TO SHOPS AND STATION *

This semi-detached house is both charming and versatile, with three or four bedrooms. Many people choose this type of home because it is easy to extend or remodel, which can add value. The house has fireplaces, a large garden, and a driveway at the front. It is close to village shops and the Central Line station. There is also great potential to extend, as long as you get the usual planning permission.

Inside, you'll find an entrance hallway, a spacious front living room with a fireplace, and a study room or extra bedroom and a rear facing dining room with a feature fireplace and doors to the garden. There is a kitchen with a door to the side garden, a ground floor bathroom and a cloakroom WC. Upstairs, there are two double bedrooms, one with an ensuite, and a good-sized single bedroom. The front garden has a lawn, mature shrubs, a driveway for off-street parking, and a gate to the back. The rear garden features a patio, a large lawn with established borders, and a detached brick outbuilding or garage. The property is available with NO onward chain.

Morgan Crescent 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.





GROUND FLOOR

Living Room

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

Dining Room

20'4" x 11'6" (6.20m x 3.51m)

Bed Four / Study

12'10" x 6'11" (3.91m x 2.11m)

Kitchen

10'2" x 8'10" (3.10m x 2.69m)

Bathroom

5'6" x 6'9" (1.68m x 2.06m)

Cloakroom WC

2'6" x 4'3" (0.76m x 1.30m)

FIRST FLOOR

Bedroom One

15'1" x 12'6" (4.60m x 3.81m)

En-suite WC

11'2" x 3'3" (3.40m x 0.99m)

Bedroom Two

12'6" x 12'6" (3.81m x 3.81m)

Bedroom Three

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

EXTERNAL AREA

Rear Garden

223'1" x 29'6" (68.00m x 8.99m)

Garage

16'5" x 8'6" (5.00m x 2.59m)





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.

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	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		