Morgan Crescent, Theydon Bois, CM16

BUTLER & STAG

Guide Price £950,000 - £975,000

A beautifully presented three bedroom family house in an extremely desirable turning within the picturesque village of Theydon Bois.

Freehold

- Semi Detached Family Home
- Two Spacious Receptions
- Spacious Kitchen/Dining Area
- Three Bedrooms
- South Facing Garden
- Off Street Parking

The accommodation is spaciously arranged over two floors spanning over 1600 sq ft. The ground floor offers a formal spacious living room which leads into the dining room perfect for entertaining, a kitchen/breakfast room which opens on to the garden, a study/bedroom, utility room and downstairs WC complete the ground floor.

The second floor is light and airy with three good size bedrooms and a family bathroom, also the added benefit of a study area on the landing.

Externally, the South easterly facing rear garden extends to about 149' with a patio and the remainder being a flat and usable lawn. The front garden has a shingle driveway offering parking for two/three vehicles.

Theydon Bois is a charming village with a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within just over ten minute walk and with easy access to the M25 and M11.

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Approx. Gross Internal Area 1604 Sq Ft -149.01 Sq M

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Ground Floor
Floor Area 770 Sq Ft - 71.53 Sq M

First Floor
Floor Area 834 Sq Ft - 77.48 Sq M

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.
lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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