



**BUTLER & STAG**

Curtis Mill Lane | Stapleford Abbots

| RM4

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## Offers Over £200,000

*A detached timber framed bungalow, set in a peaceful setting backing open countryside.*

- Detached Bungalow • Timber Framed Construction • Three Bedrooms/ Additional Storage Room • Backing Open Countryside • Low Maintenance Decked Garden • Chain Free

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## Offers Over £200,000 | Freehold

Spanning 1076 sq ft/ 100 sq metres the property is generously proportioned comprising large living room with stripped wooden flooring and feature fire place, fitted kitchen/ kitchen breakfast room, three double bedrooms which includes an ensuite in the master bedroom and a seperate family shower room.

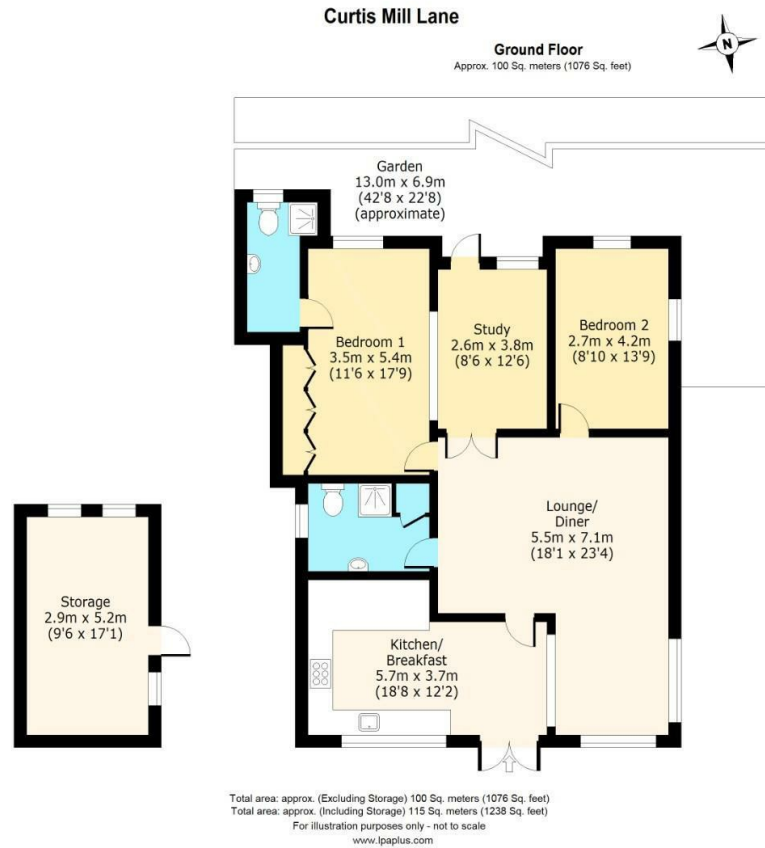
Externally, there is allocated parking, block paved frontage and to the rear a low maintenance, south facing decked garden backing open countryside.

Curtis Mill Lane is located within close proximity of the village shop and the renowned Top Oak Pub. Theydon Bois village is a short drive for access to the central line into London. The village has a convenience store two pubs, primary school along with two golf courses and is just 15 minutes' drive from Epping, Ongar, Brentwood and Romford. The Central Line underground station at Chigwell is about 10 minutes away and from there it is a simple journey into London. There is also good access to the A12 and the M25.

Offered chain free.







# BUTLER & STAG

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	