



BUTLER & STAG

Forest Drive | Theydon Bois

| CM16

GUIDE PRICE OF £700,000 - £725,000, Perfectly located for the village shops, pubs and restaurants and around a three minute walk to the central line underground station.

- *Semi-Detached House* • *Three Bedrooms* • *First Class Location* • *Off Street Parking & Detached Garage* • *Excellent Scope to Extend & Improve* • *Chain Free*

Asking Price £700,000 | Freehold

Bordered by the historic Epping Forest, with the busy neighbouring towns of Epping and Loughton close by, Theydon Bois still retains the charm and character of a quintessential village with its' strong community spirit, local activities, primary school, tennis, golf and cricket clubs plus of course, the centrepiece village green and pond.

This three bedroom semi-detached house offers excellent living accommodation with further potential to extend to side and rear (subject to planning permission) comprising a dual aspect front lounge with feature fireplace with a semi-open aspect through to a rear extension, divided by sliding doors to the open-plan kitchen/ breakfast room. The guest cloakroom is found just off the kitchen.

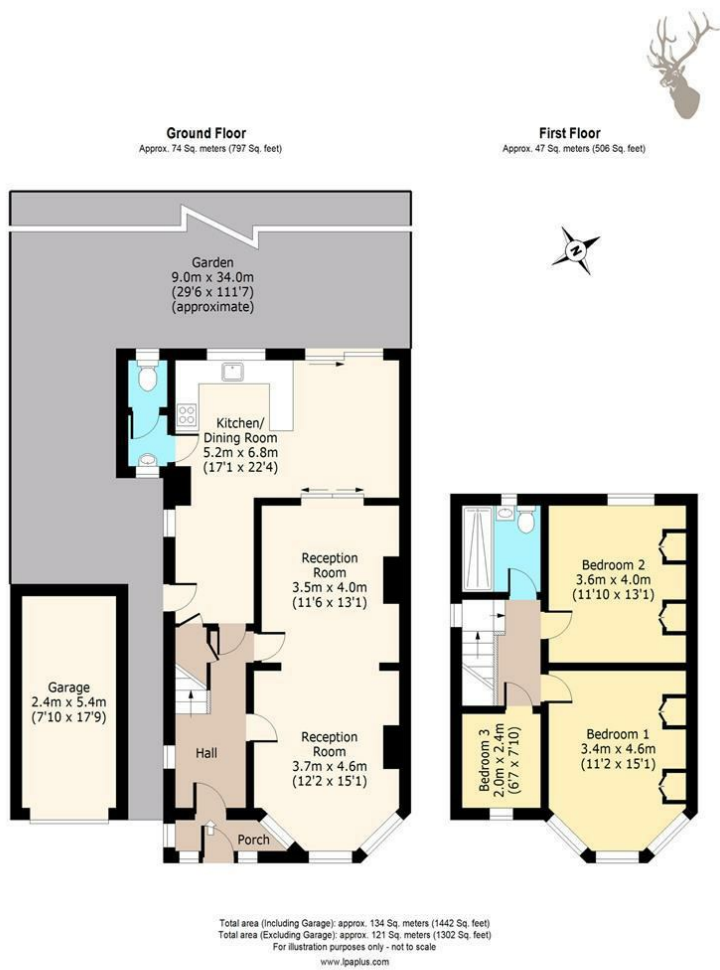
On the first floor, there are three bedrooms two of which are generous doubles and smaller third bedroom along with the family bathroom.

Externally, there is off street parking to the front, detached garage and side access leading to the westerly facing substantial rear garden enjoying lawn, flower beds and mature shrubs.

This is an excellent opportunity for a family looking for a house within the village offering excellent scope to apply their own stamp. Offered chain free, allowing for an uncomplicated sale.







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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) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	