



Graylands, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £650,000-  
£675,000.**  
**A wonderful semi-  
detached three/four  
bedroom family home  
located in a quiet cul-de-  
sac, in the sought after  
village of Theydon Bois.**



## Freehold

- Semi Detached Family Home
- Large Reception Room
- Circa 80 ft South Facing Garden
- Uninterrupted Views Into London
- Three Bedrooms/Two Bathrooms
- Kitchen/Diner
- Off-Street Parking For Three Vehicles
- 0.6 Miles To Theydon Bois Station

With a huge scope to extend (subject to planning permission) the principle living accommodation spans in excess of 1100 sq ft comprising of a large formal living room with flowing access through into the kitchen/diner with open views into the garden, a separate reception room/playroom located off of the hallway which also has the option of a fourth bedroom if needed alongside a shower room that completes the ground floor.

To the first floor there's are a further three bedrooms of which all offer a generous size, accompanied with a family bathroom.

Externally, there is off street parking to the front for up to three vehicles, side access leading to the south facing garden which enjoys an initial block paved patio area from immediate access via the kitchen. The remainder of the garden is laid to lawn, flower beds and mature shrubs. Another huge benefit to the property is the direct access to the farming fields located to the rear of the property.

Theydon Bois is a charming village with a traditional green and duck pond, a 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 just over ten minutes walk away and easy access to the M25 and M11.

Council-Epping Forest  
Tax Band-D





## Graylands, CM16

Approx. Gross Internal Area 1108 Sq Ft - 102.93 Sq M

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### Ground Floor

Floor Area 672 Sq Ft - 62.43 Sq M



### First Floor

Floor Area 436 Sq Ft - 40.50 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.  
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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.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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