Graylands, Theydon Bois, CM16

BUTLER & STAG

**Guide Price £500,000 - £525,000.**
**Located within a close proximity to Theydon Bois central line station, in the quiet cul-de-sac turning of Graylands is this exceptionally finished two bedroom semi-detached bungalow.**

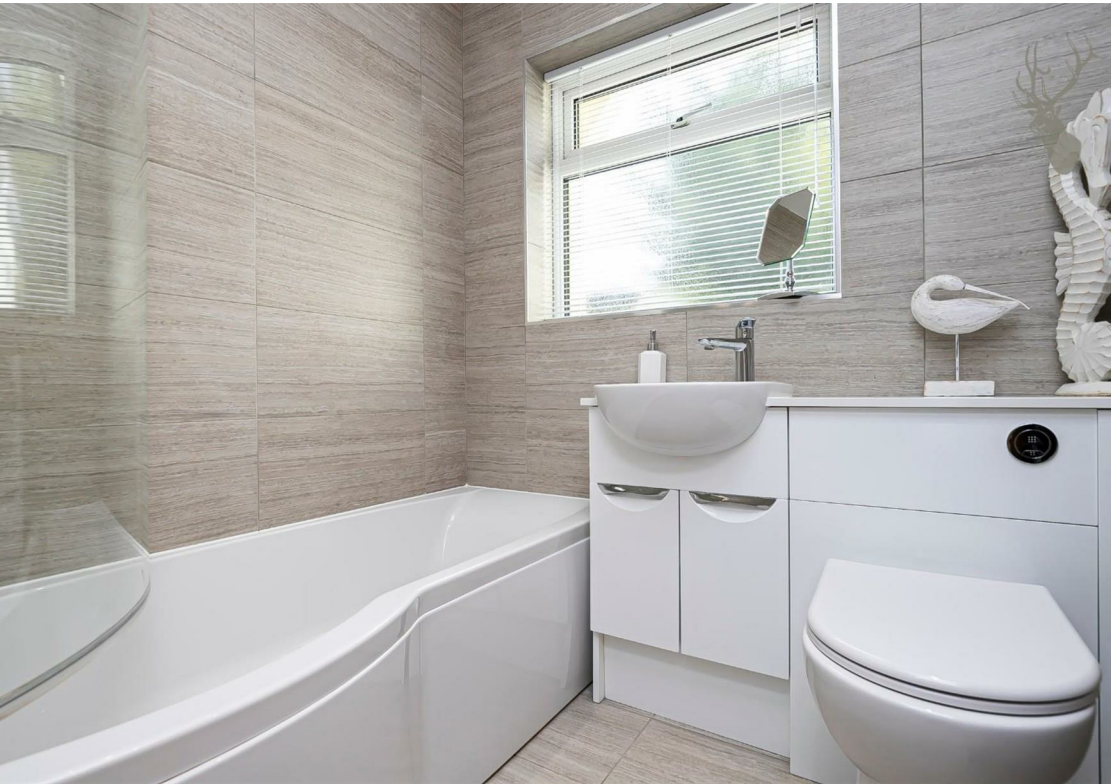
# Freehold

- Two Bedroom Semi-Detached Bungalow
- Separate Reception Room
- Circa 60 ft South Facing Rear Garden
- Refurbished To A High Standard
- Hunters Brook Bespoke Fitted Kitchen
- 0.6 Miles To Theydon Bois Station

Thoughtfully laid out and refurbished to the highest of standards, the bungalow allows an abundance of natural light and living space with the principle accommodation offering two double bedrooms both including floor to ceiling fitted wardrobes, separate lounge with dual aspect with views into both front and rear garden along with a feature smeg gas fire and various TV points running throughout the room, bespoke hunters brook fitted kitchen/Dining room with silestone granite work surfaces and a huge range of CDA& Neff integrated appliances such as fitted oven/warming draw, Microwave, washing machine, dishwasher and standing wine cooler. The living space is then complete with a modern family bathroom.

Externally, the south facing rear garden spanning to 60 ft in length has been fully re-landscaped by the current owner and offers a huge level of privacy with several newly planted laurels and an abundance of shrubs protecting the borders.

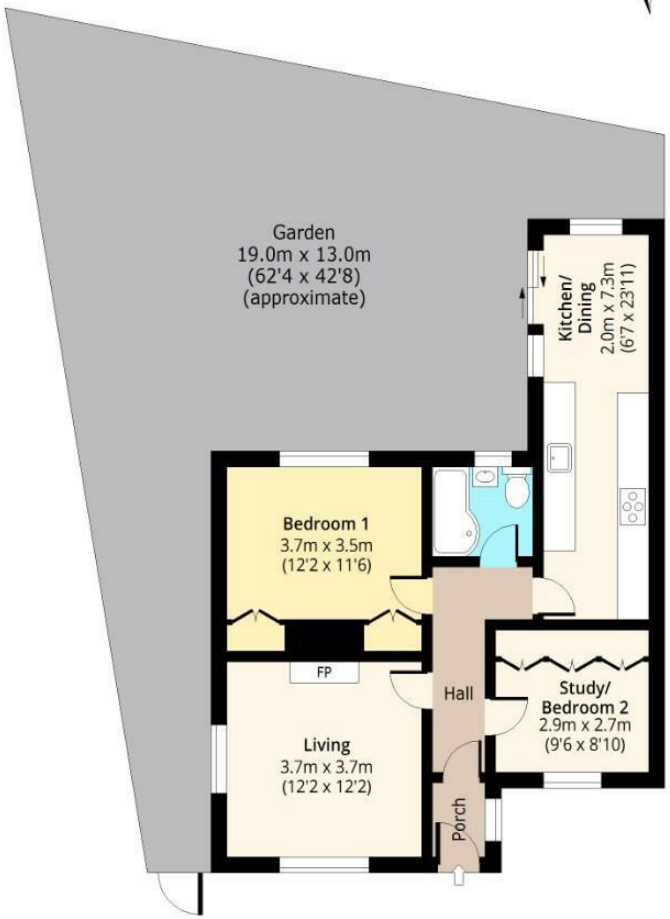
Graylands is a popular cul-de-sac in the village of Theydon Bois. The village is arranged around the green, complete with a duck pond and offers a parade of shops, several pubs and restaurants and easy access to Epping forest. Transport links into London are excellent and there are several well regarded State and private schools within easy reach. Local leisure facilities include golf courses, sports centres ad a tennis club.



# Graylands

## Ground Floor

Approx. 63.04 Sq. meters (679 Sq. feet)




Total area: approx. 63.04 Sq. meters (679 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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