



BUTLER & STAG

Hornbeam Road | Theydon Bois

| CM16

A fantastic opportunity to apply your own stamp on this three bedroom semi-detached house which offers huge scope for redesigning or extending, subject to the usual planning consents.

- *Semi Detached Family Home* • *Three Bedrooms/Two Receptions* • *Off Street Parking/Garage* • *Chain Free* • *In Need Of Modernisation* • *Close to Village Amenities*

Asking Price £600,000 | Freehold

The property has been enjoyed by the same family for many years and boasts fantastic potential to turn into something truly special. Accommodation comprises of three double bedrooms, bathroom, living room, dining area and kitchen all in need of modernisation.

Externally, the property offers off street parking with a garage via the driveway, with a well presented garden.

Hornbeam Road is a much sought after location in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent. Theydon Bois underground station is in walking distance and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

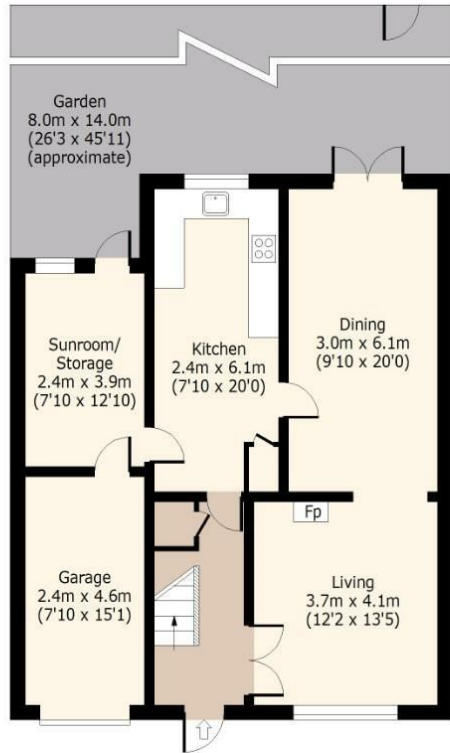
This property is offered chain free.



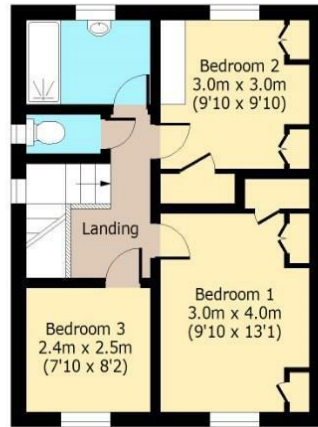


Hornbeam Road

Ground Floor
Approx. 82 Sq. meters (883 Sq. feet)



First Floor
Approx. 45 Sq. meters (484 Sq. feet)



Total area: approx. 127 Sq. meters (1367 Sq. feet)
For illustration purposes only - not to scale
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4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992 667666 |
theydon@butlerandstag.com | www.butlerandstag.uk

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			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(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			
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		