



Barnmead, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £775,000-£800,000. Available to the market for the first time in almost ten years is this spacious four bedroom semi-detached family home situated within one of Theydon's most sought after cul-de-sac turnings.**



## Freehold

- Semi Detached Family Home
- Extended Kitchen/Diner
- West Facing Rear Garden
- Cul-De-Sac Turning
- Four Bedroom/Two Bathrooms
- Off-Street Parking For Two Vehicles
- Garage
- Central Village Location

Occupying a prime position to access of all of the village's amenities whilst being a stones throw away from the village green and duck pond, this stunning property has been extended in recent years and provides good sized family accommodation which also includes off street parking for two vehicle's along with a garage.

The reception hall leads to a spacious and extremely modern open-plan kitchen/diner with bi-fold doors making it perfect reception room for entertaining. To the front of the property is a cosy living room offering an abundance of natural flowing light . There is also a separate utility room & ground floor shower room completing this level.

From the hallway, the staircase to the first floor leads onto access to all four of the double bedrooms and family bathroom. The rear garden is West facing with side access and has been maintained to the highest of standards by the current owner with various plants & shrubs to the borders with largely laid to lawn with patio area making it very low maintenance.

Barnmead is regarded as a premier location within Theydon Bois, walking distance to central line station for easy access in to the City, Canary Wharf and West End. Theydon Bois Village itself hosts local shops two local pubs, Epping Forest, children's park and the Village Green. There are several well regarded state and private schools also within easy reach.





## Barn Mead, CM16

### Ground Floor

Approx. 80.92 Sq. meters (871 Sq. feet)



### First Floor

Approx. 49.36 Sq. meters (531 Sq. feet)



Total area: approx. 130.28 Sq. meters (1402 Sq. feet)  
For illustration purposes only - not to scale  
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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.

# BUTLER & STAG

☎ 01992 667666

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

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)