



**BUTLER & STAG**

Red Oaks Mead | Theydon Bois

| CM16

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**Guide Price £675,000 - £700,000**

***A wonderful Semi-Detached three bedroom family home located in the sought after village of Theydon Bois***

- *Semi-Detached Family Home* • *Three Bedrooms* • *Large Lounge/Separate Dining Room* • *Kitchen/Breakfast Room* • *80' Rear Garden/Off Street Parking* • *Downstairs WC*

***Price Guide £675,000 | Freehold***

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Spread over two floors the ground floor accommodation comprises of an entrance hall, a good size lounge with doors to the garden, a separate dining area, and a modern kitchen/breakfast room.

On the first floor are three bedrooms, the master bedroom which is of generous size and then a further two double bedrooms, also a modern family bathroom with under floor heating.

Externally, there is a north west facing garden which is stunning from top to bottom, the patio leads onto the 88' rear garden which has a Koi carp pond and beautiful settings. The front garden is just over 50' with off street parking for 5 vehicles.

Red Oaks mead is a popular road in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into 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 and a tennis club.



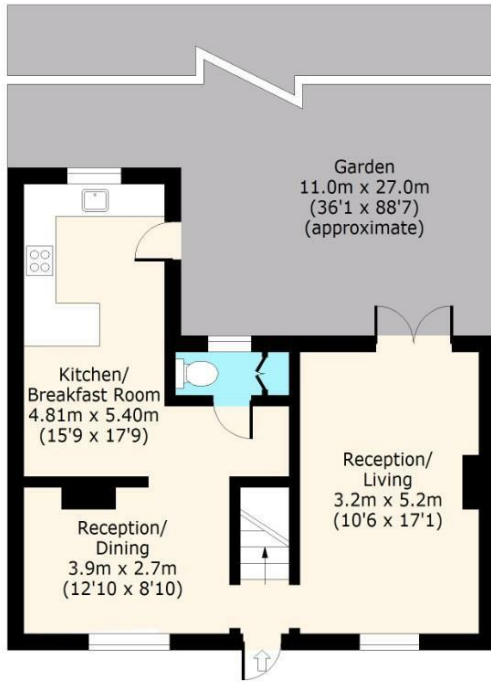


## Red Oaks Mead



### Ground Floor

Approx. 51.75 Sq. meters (557 Sq. feet)



### First Floor

Approx. 43.66 Sq. meters (470 Sq. feet)



Total area: approx. 95.41 Sq. meters (1027 Sq. feet)  
For illustration purposes only - not to scale  
www.lpaplus.com



# BUTLER & STAG

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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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	