



Graylands, Theydon Bois, CM16

BUTLER & STAG



**£600,000-£625,000 Guide Price.**  
**A simply stunning and modern well formed two bedroom detached home with off-street parking and luxury fittings throughout. This recently built detached home is located just a short walk to Theydon Bois Train Station (Central Line), fine restaurants, shops and local amenities.**



## Freehold

- Two Bedroom Detached House
- Stunning Throughout
- Off Street Parking For Two/Three Vehicles
- South Facing Rear Garden
- 7 Years Remaining Builders Guarantee
- Separate Reception Room
- Planning Permission Granted For Loft Extension - Ref EPF/1958/21
- 0.6 Miles To Theydon Bois Station

Thoughtfully arranged over two floors, accommodation comprises of an inviting entrance hall, a formal living room with a bay window offering views towards Loughton Lane, kitchen/ breakfast room with integrated appliances, Corian worktops and bi-fold doors bringing the outside in and guest cloakroom.

The first floor features two double bedrooms both with fitted wardrobes, a luxury bathroom and storage space. The current owners also have planning permission granted from the local council in relation to adding a loft dormer extension offering a third bedroom with en-suite bathroom.

Externally, the south facing rear garden has been landscaped to the highest of standards with the most recent addition being the artificial lawn that's bordered by a feature wall.

Graylands is located 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.



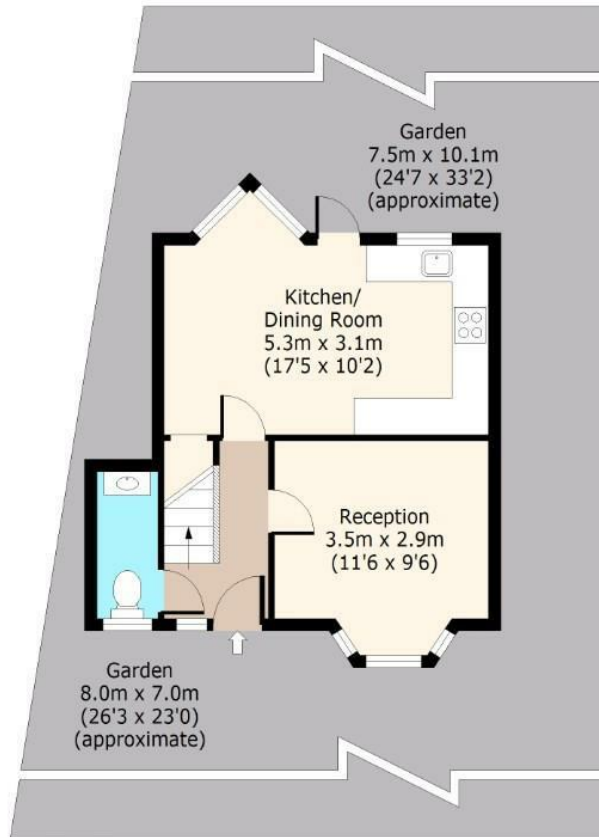


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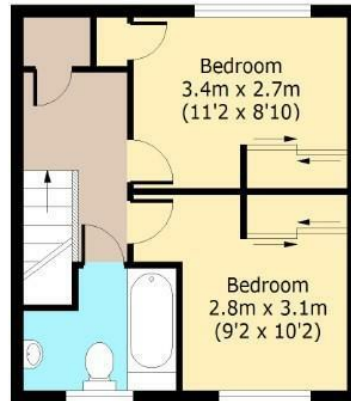
### Ground Floor

Approx. 37 Sq. meters (398 Sq. feet)



### First Floor

Approx. 32 Sq. meters (344 Sq. feet)



Total area: approx. 69 Sq. meters (742 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

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