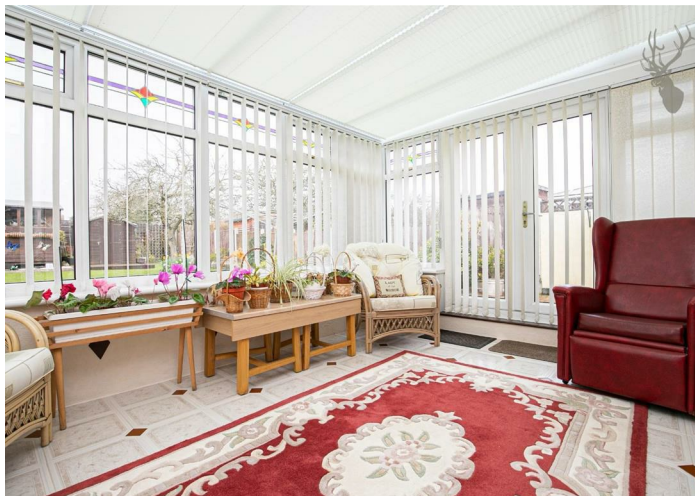




Orchard Drive, Theydon Bois, CM16

BUTLER & STAG



**SOLD IN 24 HOURS!**  
**Situated in the heart of Theydon Bois is this stunning spacious three bedroom semi detached bungalow, perfectly located for the village shops, pubs and restaurants and around a six minute walk to the Central Line Underground Station.**



## Freehold

- Three Bedroom Semi-Detached Bungalow
- 65 Ft Rear Garden
- Conservatory
- Off-Street Parking
- Garage
- Central Village Location
- Six Minute Walk To Theydon Bois Station
- Freehold

Internally, accommodation consists of a large lounge with sliding doors leading through into a bright and airy conservatory with views onto the west facing rear garden, a separate kitchen, three double bedrooms and a family bathroom. There is also access to the loft which offers ample amounts of opportunity to extend to create a further fourth bedroom with a second bathroom (stpp).

Externally, there lies an exquisitely landscaped 65 ft rear garden which is partially block paved to the early part with the rest laid to lawn, along with neatly planted flower beds boarding the boundaries. The rear garden is then complete with two storage sheds. To the front, the driveway has also been kept to the highest of standards offering a fantastic curb appeal and allowing off-street parking along with a 17ft garage..

Orchard Drive is one of the most sought after turnings in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, pubs and restaurants and offers easy access into Epping Forest, with its deer sanctuary. Transport links into London are excellent with Theydon Bois Underground Station being within 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.



## Orchard Drive



### Ground Floor

Approx. 100.41 Sq. meters (1081 Sq. feet)



Total area: approx. 119.96 Sq. meters (1291 Sq. feet) (Including Garage/ Porch)  
Total area: approx. 100.41 Sq. meters (1081 Sq. feet) (Excluding Garage & Porch)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)



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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.