Green Glade, Theydon Bois, CM16

BUTLER & STAG

Guide Price £525,000-£550,000. Open day Saturday 30th October. Desirably positioned in the heart of this picturesque village that is Theydon Bois is this well proportioned three bedroom family home set just a short walk from the tube station/village shops & restaurants.

Freehold

- Mid Terraced Family Home
- First Floor Bathroom
- Potential To Extend STPP
- Central Village Location
- Three Bedrooms/Two Receptions
- Off-Street Parking For Two Vehicles
- Side Access
- 0.4 Miles To Theydon Bois Station

With the potential to extend, this spacious house spanning 880 sq ft is arranged over two floors. Accommodation to the ground floor comprises of a welcoming living room, fitted kitchen/breakfast room which allows flowing access straight onto a bright/airy conservatory currently occupied as a study. To the first floor, there are three good sized bedrooms accompanied by a family bathroom.

The rear garden boasts an East Facing aspect which extends close to 60' offering space for alfresco dinning on the patio leading from the conservatory and then lawn laid to the boundary fence.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori Nursery. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the Tube Station makes Central London very accessible.

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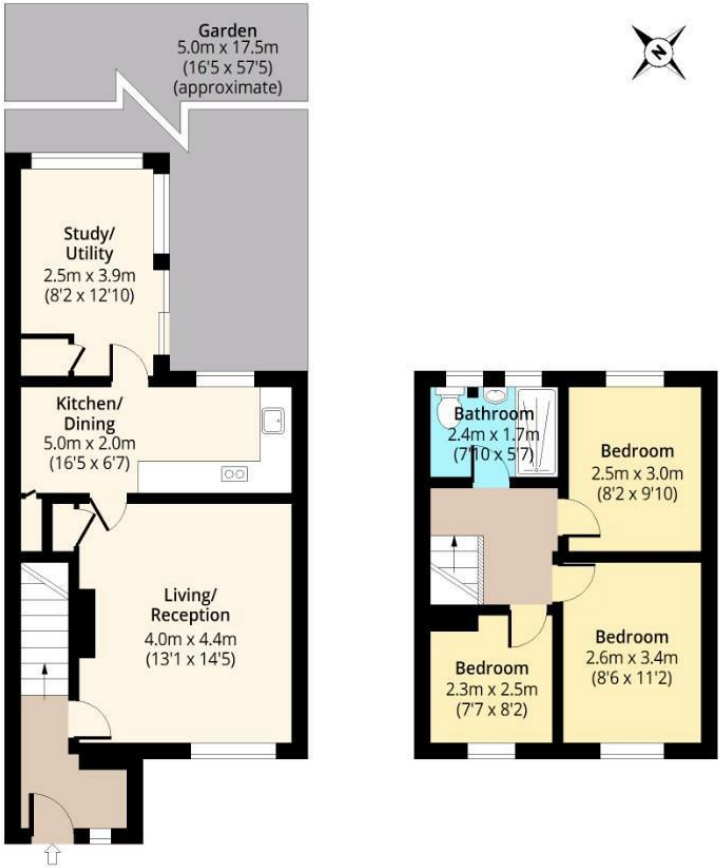
Ground Floor
Approx. 47.62 Sq. meters (513 Sq. feet)

First Floor
Approx. 34.17 Sq. meters (368 Sq. feet)



Total area: approx. 81.79 Sq. meters (880 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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