



**The Weind, Theydon Bois, CM16**

**BUTLER & STAG**



**A stunning and imposing four-bedroom detached house located in the heart of the village within walking distance of the local shops, restaurants, pubs and the central line tube station.**



## Freehold

- Detached Family Home
- Off-Street Parking For Several Vehicles /Cul-De-Sac Turning
- Three Large Receptions
- Four Bedrooms/Three Bathrooms
- Downstairs Annexe/With Shower Room
- Planning For A First Floor Extension

This stylish home has been well thought out from front to back and offers just under 2500 sq ft of living space and is positioned in a peaceful and tranquil cul-de-sac turning.

Arranged over two floors, accommodation comprises of an imposing and inviting entrance hall with access leading into various parts of the ground floor, the layout offers three spacious and well proportioned reception rooms, the kitchen/breakfast room forms part of a light and airy orangery which has stunning views looking over the rear garden. the ground floor also has access to a fully fitted utility room, and downstairs w/c.

On the first floor there are four bedrooms, the master bedroom is accompanied with an en suite shower, there is also a further family bathroom, Externally, a brick pave forecourt allows parking for several cars leading to the integral garage. The property enjoys a wide frontage extending to around 65ft. Access can be gained from the side of the house which takes you to the rear garden extending to just over 50ft.

The property also has planning permission for a first floor side extension to create a further bedroom and en suite. Application number EPF/2604/17

Theydon Bois is a charming village with a traditional green and duck pond, a well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within five minutes' walk and easy access to the M25 and M11.

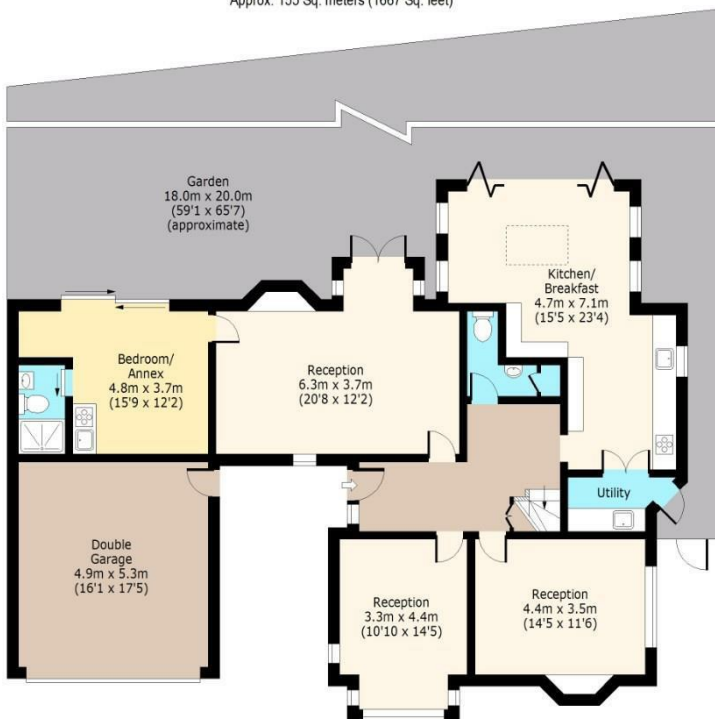




### Ground Floor

Approx. 155 Sq. meters (1667 Sq. feet)

### The Weind



### First Floor

Approx. 73 Sq. meters (784 Sq. feet)



Total area(Including Eaves Storage): approx. 238 Sq. meters (2554 Sq. feet)  
Total area(Excluding Eaves Storage): approx. 202 Sq. meters (2174 Sq. feet)  
For illustration purposes only - not to scale  
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# 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.