Hornbeam Close, Theydon Bois, CM16

BUTLER & STAG

A fantastic opportunity to apply your own stamp on this semi-detached bungalow which offers huge scope for redesigning or extending, subject to the usual planning consents. The property has been enjoyed in the same family for many years and boasts fantastic potential to turn into something truly special.

Freehold

- Two Bedroom Semi-Detached Bungalow
- Huge Potential To Extend (Subject To Planning Permission)
- Off-Street Parking For Three Vehicles
- Garage
- Cul-De-Sac Turning
- West Facing Rear Garden
- Short Walk To Theydon Bois Village Shops/Restaurants
- Chain Free

Accommodation consists of two good sized bedrooms, a spacious entertaining lounge with access leading through into the kitchen offering views out onto the west facing rear garden. A family shower room then completes the internal living space.

Externally, the rear garden extends in excess of 55 ft, whilst offering little maintenance for its next owners but still allowing opportunity for anyone to add their own mark should they desire or wish to re landscape in certain aspects. The frontage offers off-street parking for up to three vehicles. A detached garage also resides in the rear garden.

Hornbeam Close 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, 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.

This property is CHAIN FREE!

Hornbeam Close, CM16

Approx. Gross Internal Area (Excluding Garage) 584 Sq Ft - 54.25 Sq M
Approx. Gross Internal Area (Including Garage) 724 Sq Ft - 67.26 Sq M

Ground Floor

Floor Area 584 Sq Ft - 54.25 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com

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

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk