Abridge Road, Theydon Bois, CM16

BUTLER & STAG

Situated in the highly sought-after village of Theydon Bois, this exceptional semi-detached home offers a perfect blend of modern luxury and practical family living.

Freehold

- Semi Detached Home
- Open Plan Living/Dining/Reception Room
- Outbuilding
- High-Specification Throughout
- Four Ample Sized Bedrooms
- Off-Street Parking With Gates

From the moment you arrive, you are greeted by a private paved driveway and secure gated entrance, setting the tone for the high specification found throughout the property.

On entering the home, the ground floor unfolds into a welcoming entrance hall, leading to a bright and functional playroom on one side and a separate living room on the other. The living room has been thoughtfully designed for relaxation and entertainment, featuring a ceiling-mounted projector and a 92" screen, creating the ultimate home cinema experience. The rear of the property is the true showstopper, with an open-plan kitchen, dining, and living space. With vaulted ceilings, large sliding doors, and an abundance of natural light, this room is ideal for hosting guests or spending quality time with family. The ground floor is completed by a utility room and a convenient WC.

The bespoke staircase, fitted with child-safe gates, leads to the first floor, where three generously proportioned bedrooms await. The principal bedroom includes a luxurious en-suite and a walk-in wardrobe. A family bathroom serves the remaining bedrooms, offering a steam room shower for a spa-like experience.

On the second floor, you'll find a stunning additional bedroom, complete with its own en-suite bathroom and walk-in wardrobe. A large window offers picturesque views across the rear garden, further enhancing the sense of space and light.

The rear garden has been thoughtfully designed for both relaxation and play. A large patio area flows seamlessly from the kitchen/dining space, creating an ideal spot for outdoor entertaining. The remaining garden is laid to lawn, featuring a summer house, storage area, and a children's outdoor playset. Outdoor Philips Hue lighting adds a touch of ambiance in the evenings, making this space perfect for gatherings.

Abridge Road

Approx. Gross Internal Area 235.5 sq. metres (2535 sq. feet)

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.

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