



**Dukes Avenue, Theydon Bois, CM16**

**BUTLER & STAG**





**This beautifully presented four-bedroom semi-detached home is situated in one of Theydon Bois' most sought-after turnings, offering a perfect blend of charm, space, and convenience.**



## Freehold

- Semi Detached Family Home
- Four Bedrooms/Two Bathrooms
- Two Receptions/Kitchen Breakfast Area
- Master With En-Suite
- Garage/Utility Room
- Summer House/Off Street Parking

The ground floor features two generously sized reception rooms, ideal for entertaining or relaxing, a well-appointed separate kitchen leading to a practical utility room, and an integral garage providing excellent storage.

On the first floor, you'll find three bedrooms and a stylish family bathroom. The second floor is dedicated to the master suite, complete with an en-suite shower room.

Externally, the property benefits from a private driveway offering off-street parking. The stunning landscaped garden boasts a variety of mature trees and shrubs, a central lawn, a spacious patio area perfect for outdoor dining, and a charming summer house for additional leisure space.

Located in the heart of Theydon Bois, this picturesque village is known for its traditional village green and duck pond, a well-regarded primary school, an array of independent shops, pubs, and restaurants, and a selection of sporting clubs including cricket, tennis, and golf. The area offers superb transport links with Theydon Bois Central Line Station just a 10-minute walk away, providing direct access to London, and easy connections to the M25 and M11.

This is a fantastic opportunity to acquire a wonderful family home in an enviable location









## Dukes Avenue

Approx. Gross Internal Area 186.4 Sq M ( 2005.9 Sq Ft )

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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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☎ 01992 667666

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

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)