



**The Green, Theydon Bois, CM16**

**BUTLER & STAG**





**This charming detached property is discreetly set behind electric gates in this peaceful cul-de-sac with only a handful of properties adjacent to Theydon Bois Cricket pitch and tennis club.**



## Freehold

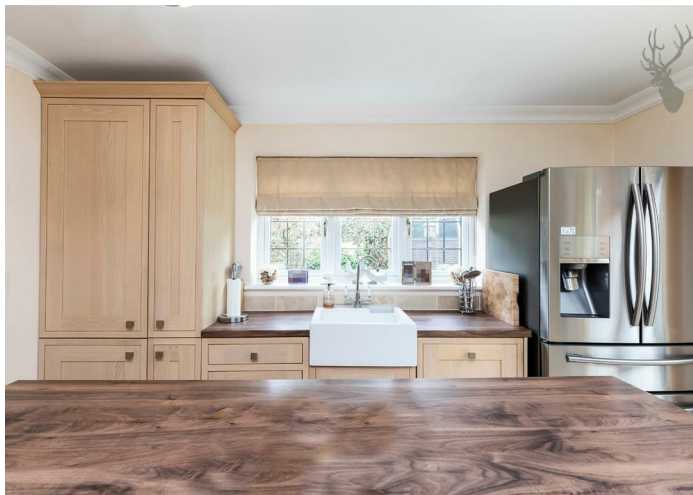
- Secure Gated Development
- Detached Family House
- Three Bedrooms/ Potential to Extend
- Prime Village Location
- Detached Garage/ Off Street Parking
- Secluded Landscaped Garden

The already spacious accommodation offers the potential to further extend subject to usual planning conditions.

Principle accommodation comprises entrance porch and guest cloakroom, reception hall, 23' kitchen/diner, dual aspect living room, playroom and utility. Of particular note is the stunning kitchen complete with central island and breakfast bar, extensive cupboard space and preparation surfaces. The first floor hosts three large double bedrooms including the master suite with shower room and family bathroom. The oversized landing provides access to the boarded loft via a dropdown ladder.

Externally, the garden is arranged in two sections including the main garden found to the rear of the property is largely laid to lawn with pergola and paved terrace. There is also a beautiful side walled garden mainly laid to lawn with flower beds, paved terrace and a timber framed gazebo housing a hot tub. To the rear of the garden is a detached garage and additional workshop/ store ideal for a home gym or office.

Tinkers End is considered to be in a much sought after location in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent 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.



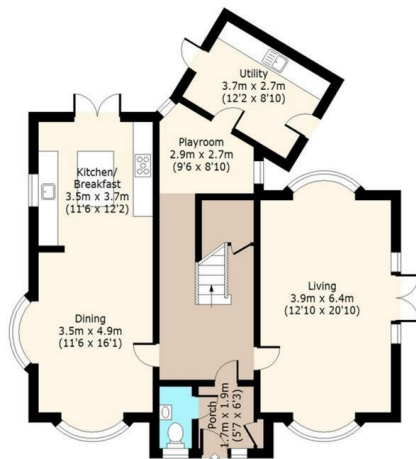




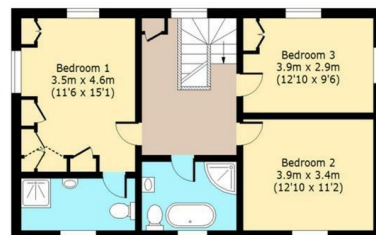
**Tinkers End,  
Red Oaks**



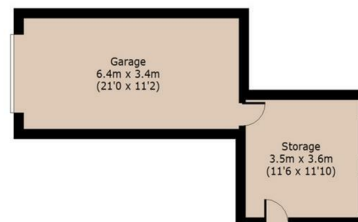
**Ground Floor**  
Approx. 104 Sq. meters (1119 Sq. feet)



**First Floor**  
Approx. 70 Sq. meters (754 Sq. feet)



**Out Building**  
Approx. 35 Sq. meters (377 Sq. feet)



Total area (including Garage/Storage): approx. 209 Sq. meters (2250 Sq. feet)  
Total area (excluding Garage/Storage): approx. 174 Sq. meters (1873 Sq. feet)  
For illustration purposes only - not to scale  
www.bapkus.com

**BUTLER & STAG**

☎ 01992 667666

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

✉ theydon@butlerandstag.com

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

**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.