



Forest Drive, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £425,000-  
£450,000.**  
**Located in the heart of  
Theydon Bois village is  
this spacious 4 bedroom  
apartment, with Theydon  
Bois Station (Central Line)  
being a minute walk away.**



## Leasehold

- First Floor Duplex Apartment
- Spacious Throughout
- In Excess of 1000 sq ft
- One Minute Walk To Theydon Bois Central Line Station
- Four Double Bedrooms
- Separate Living Room
- Strong Lease
- Chain Free

This substantial 4 bed first floor flat comprises of a spacious hallway, which leads you to the first floor; made up of a separate kitchen area, a bright living room, followed by bedroom one and two.

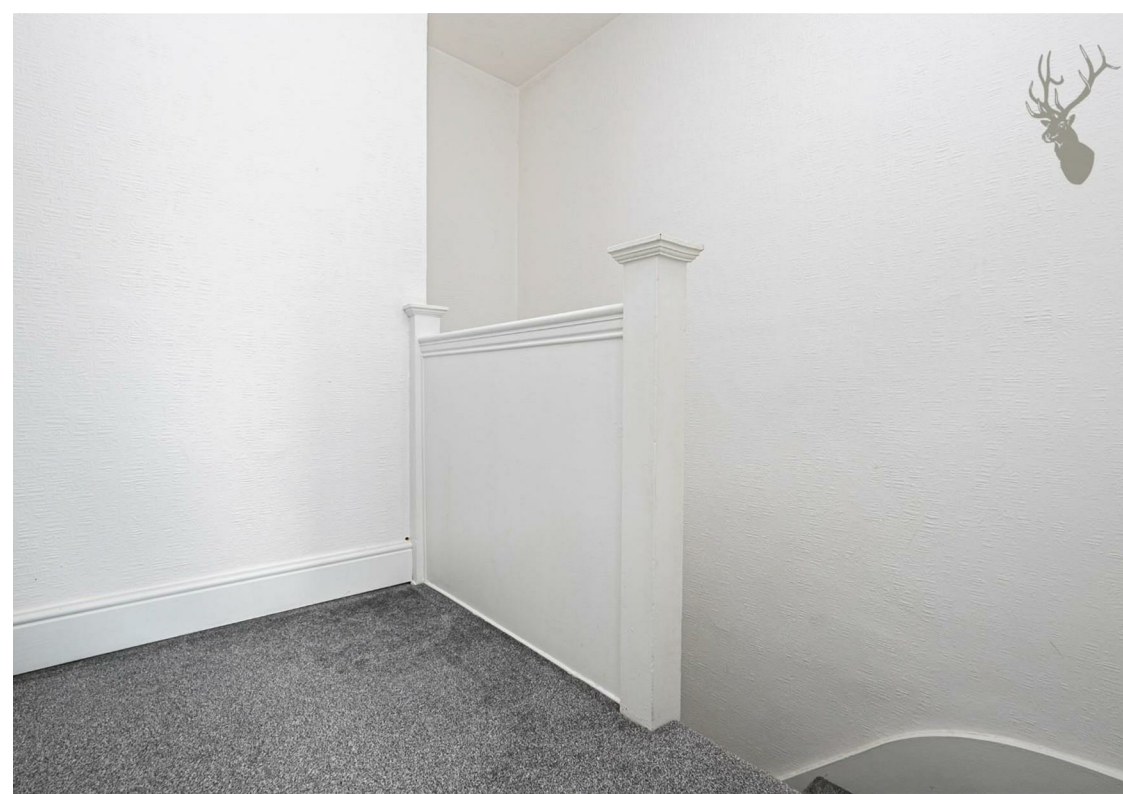
The second floor accommodates two well-proportioned double bedrooms with built in storage with the master having the added benefit of a large double fronted window with views of Forest Drive, lastly a family bathroom completes the apartment.

Forest Drive is a much sought-after address 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, 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.

This property is offered with no onward chain.

Council- Epping Forest  
Tax Band- C  
125 years from and including March 2016  
Service Charge £0  
Ground Rent £100 per annum

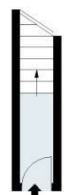




## Forest Drive, CM16

Approx. Gross Internal Area 1018 Sq Ft - 94.57 Sq M

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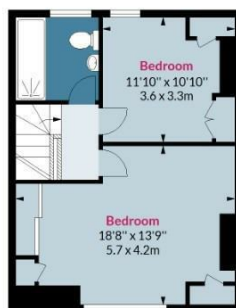
### Ground Floor

Floor Area 41 Sq Ft - 3.81 Sq M



### First Floor

Floor Area 512 Sq Ft - 47.56 Sq M



### Second Floor

Floor Area 465 Sq Ft - 43.20 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

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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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