



Theydon Park Road, Theydon Bois, CM16

BUTLER & STAG



**GUIDE PRICE £725,000 -
£750,000**

**A detached family house,
featuring three/four bedrooms
and located in a prime position in
the heart of this highly regarded
village within easy walking
distance of the Central Line tube
station for easy access into the
City, West End and beyond.**



Freehold

- Detached Family House
- Four Bedrooms/ Two Bathrooms
- Off Street Parking/Garage
- Generous Rear Garden
- Close To Tube & Amenities
- Chain Free

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A detached family house, featuring three/four bedrooms and located in a prime position in the heart of this highly regarded village within easy walking distance of the Central Line tube station for easy access into the City, West End and beyond.

The property offers well-proportioned accommodation arranged over two floors including inviting entrance hall, formal living room, morning room, modern kitchen breakfast room, study/ fourth Bedroom and guest cloakroom. The first floor provides three bedrooms, master with en-suite shower room and a family bathroom.

Externally, there is a substantial rear garden extending beyond 100' with patio and lawn. To the front, there is an attached garage and drive providing ample off street parking for multiple vehicles.

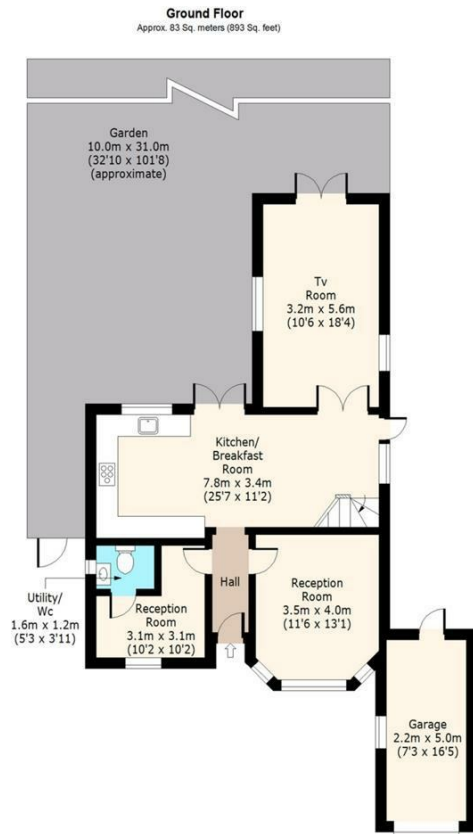
Theydon Park Road is a much sought after road in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

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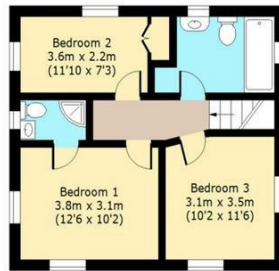




Theydon Park Road



First Floor
Approx. 47 Sq. meters (506 Sq. feet)



Total area: approx. 130 Sq. meters (1399 Sq. feet)
For illustration purposes only - not to scale
www.jpaplus.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.