







Recently refurbished four double bedroom home offering modern accomodation throughout, finished to a extremely high standard and only a short walk to Theydon Bois central line station.



- Village Location
- Beautifully Presented
- Two Reception Rooms
- Refurbished Throughout
- Open Plan Kitchen
- Four Double Bedrooms

Internally, the property features an open plan lounge/diner with bi-fold doors out to the garden, fully fitted modern kitchen with island and integral appliances, lounge featuring bay window, downstairs WC, utility room and garage.

On the first floor, there are four double bedrooms and a family bathroom.

Externally, the property offers a large rear garden which is part patio and laid to lawn with a summer house situated at the end of the plot. The driveway has parking for up to two vehicles.









Forest Drive Ground Floor First Floor Approx 101 Sq. meters (1087 Sq. feet) Approx 56 Sq. meters (603 Sq. feet) T Garden 9.0m x 25.0m (29'6 x 82') Living 6.2m x 3.5m (20'4 x 11'6) Bedroom 2 8.5m x 4.0m 3.5m x 4.0m (11'6 x 13'1) (27'11 x 13'1) 2.7m x 1.8m (8'10 x 5'11) Reception/ Bedroom 1 Living 3.7m x 4.7m Bedroom 3 3.5m x 4.6m 4.0m x 2.4m (11'6 x 15'1) (12'2 x 15'5) (13'1 x 7'10) Storage

Total area: approx. 157 Sq. meters (1690 Sq. feet)

For illustration purposes only - not to scale www.lpaplus.com

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.



BUTLER STAG

- 01992 667666
- 4 Forest Drive, Theydon Bois, Essex, CM16 7EY
- theydon@butlerandstag.com

www.butlerandstag.uk