



Station Approach, Theydon Bois, CM16

BUTLER & STAG



Guide Price £350,000-£375,000.
Occupying a prime position
only seconds walk away from
Theydon Bois central line
station is this vast ground floor
one bedroom apartment,
finished to the highest of
standards throughout.



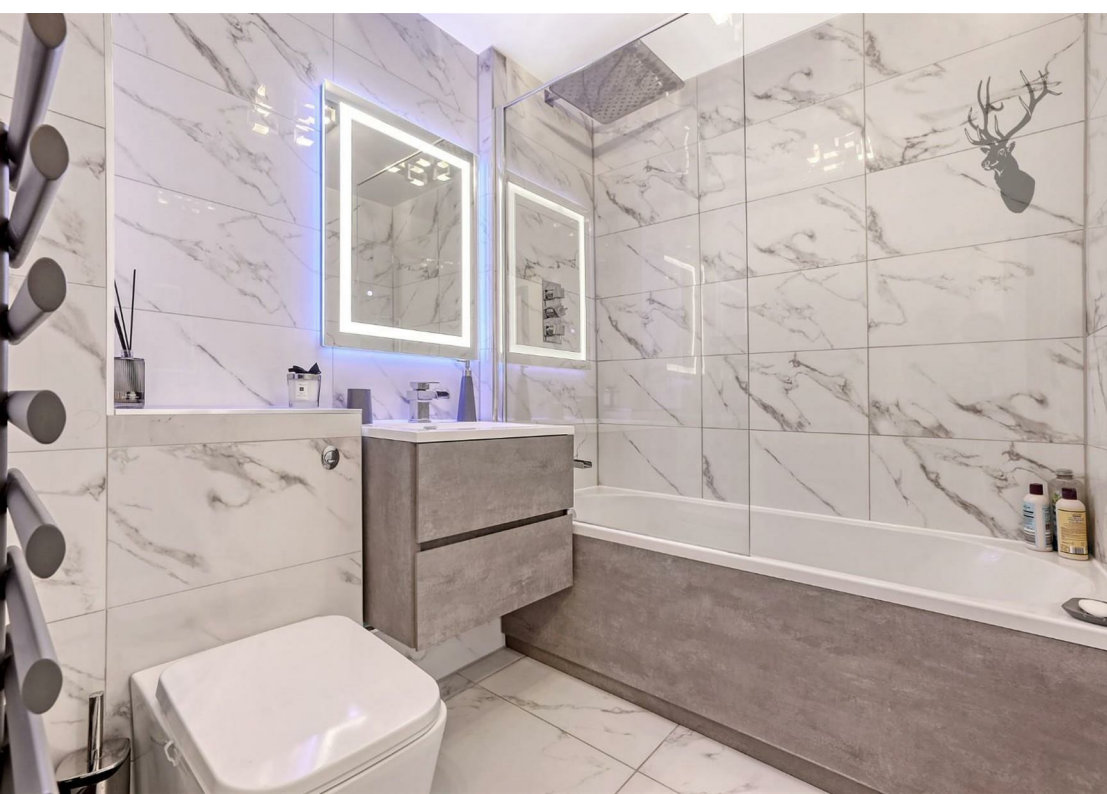
Leasehold

- Ground Floor One Bedroom Apartment
- Open Plan Lounge/Kitchen
- Allocated Parking
- Impeccable Finish Throughout
- Converted Garage
- Seconds Walk to Theydon Bois Central Line Station & Village Shops

Accessed via secure entrance, this ground floor apartment spans an incredible 623 sq ft. The internal accommodation has undergone an extensive refurbishment by its current owner, offering a turn key opportunity for its next occupier. Internally, the apartment boasts a large open living and kitchen area with a range of Bosch integrated appliances (oven/microwave/coffee machine) alongside a set of sliding doors allowing access out onto a private patio. The key unique feature to the property is the part converted integral garage room which currently is occupied as a second bedroom but can easily be home to a study or dressing room, with the remainder of the garage still in use as an exercise room. There is also a smart family bathroom and also has the rare benefit of an allocated off street parking space. Of particular note is the impressive Porcelain tiles running throughout a vast majority of the apartment plus newly fitted wooden shutter blinds throughout. An alarm system has also been fitted with sensors to all rooms.

The location is superb, less than a minutes stroll to Theydon Bois Train Station and village, shops, pubs and restaurants are at the top of the road!





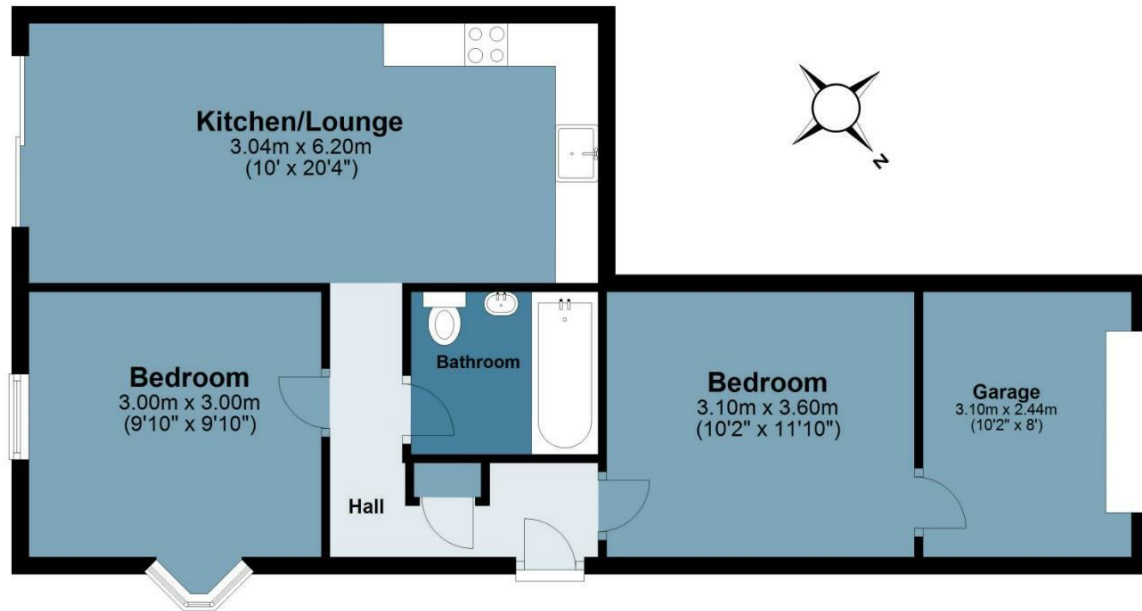
Flat 1, Theydon Park

Approx. Gross Internal Area 57.9 Sq M (623.4 Sq Ft)

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Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



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.

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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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