



The Green, Theydon Bois, CM16

BUTLER & STAG



## Open Day 19th March- By Appointment Only.

**A very attractive 1930s detached home situated within one of Theydon's most sought-after locations. Occupying a prime position overlooking the village green, this stunning property has been extended and provides good sized family accommodation, which also includes off-street parking.**

- Detached Family Home
- Four Bedrooms/Two Receptions
- Stunning Views Looking Over The Village Green
- Off Street Parking/Garage
- South West Facing 98' Rear Garden
- Spacious Conservatory



## Freehold

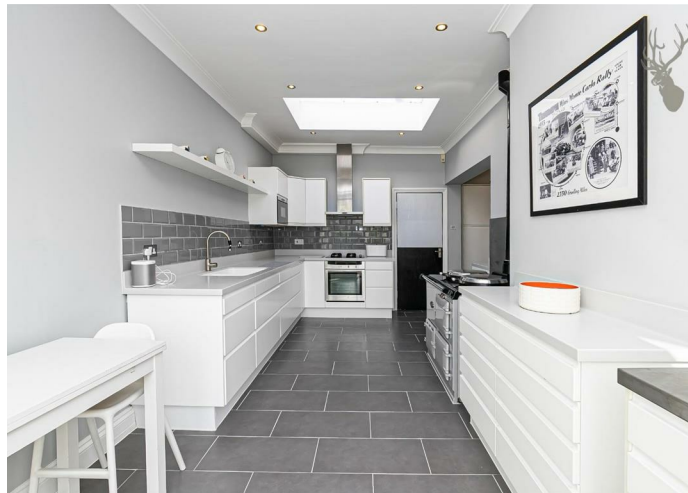
Situated on the edge of Theydon Bois green, you are welcomed via the carriage driveway which leads you to the front door.

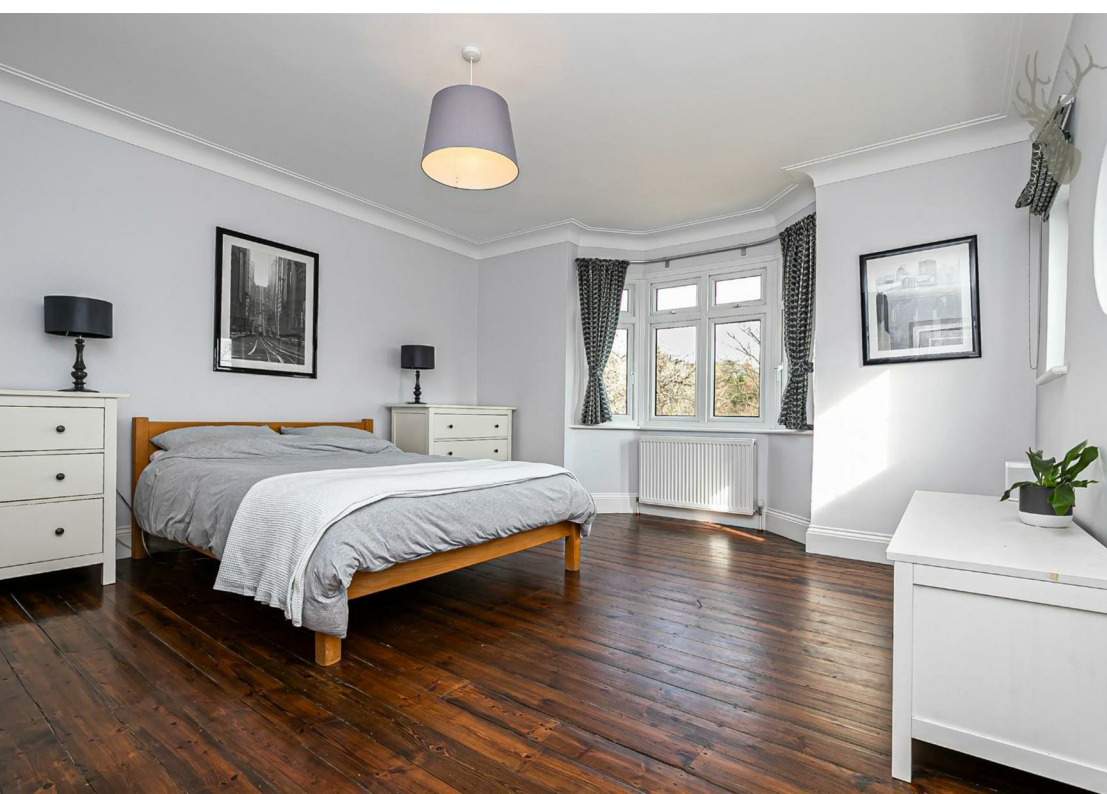
To the front of the property is a cosy living room with bay windows facing the green. Moving forward you are welcomed into the expansive Kitchen / Breakfast room which flows perfectly into the light and airy full-width conservatory which when combined provide the perfect entertaining space. There is also a further lounge leading into the conservatory. The property offers extensive storage and a guest cloakroom completes the ground floor. The interior successfully blends traditional detailing with a light minimalist aesthetic, giving a sense of bright, light modern living whilst remaining true to the original features of the property.

Upon entrance to the first floor, you are greeted by two of the three excellent-sized bedrooms. The master bedroom has an en-suite bathroom and stunning views across the green. There is also a generously-sized family bathroom to service the other two bedrooms. A second staircase then leads to another spacious bedroom which has development potential for a further en-suite bathroom.

The south-facing rear garden is primarily made up of lawn with some mature trees and shrubs and measures just under 100ft in length. The conservatory leads out onto a large patio area which provides versatile entertaining space while discretely lowering maintenance.

Pendennis is regarded as a premier location within Theydon Bois, walking distance to central line station for easy access in to the City, Canary Wharf and West End. Theydon Bois Village itself hosts local shops, two pubs, a children's park, the Village Green and easy walking access to Epping Forest. There are several well-regarded state and private schools also within easy reach.





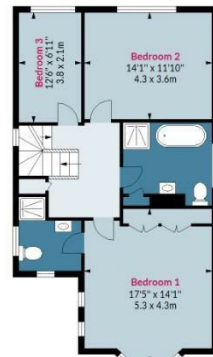
## The Green, CM16

Approx. Gross Internal Area (Including Garage) 2442 Sq Ft - 226.86 Sq M  
 Approx. Gross Internal Area (Excluding Garage) 2261 Sq Ft - 210.05 Sq M

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**Ground Floor**  
 Floor Area 1297 Sq Ft - 120.49 Sq M  
 (Excluding Garage)



**First Floor**  
 Floor Area 738 Sq Ft - 68.56 Sq M



**Second Floor**  
 Floor Area 226 Sq Ft - 21.00 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

**BUTLER & STAG**

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[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.