



BUTLER & STAG

The Weind | Theydon Bois
| CM16

An exceptional and imposing four-bedroom detached house located in the heart of the village within walking distance of the local shops, restaurants, pubs and the central line tube station.

- *Detached Family Home* • *Well Presented* • *Four Double Bedrooms* • *Off-Street Parking For Three Cars* • *Cul-De-Sac Turning* • *Underfloor Heating Throughout The Ground Floor*

Asking Price £1,100,000 | Freehold

Built back in 2012, this stylish home has been well thought out from front to back and offers just under 2900 sq ft of living space and is positioned in a peaceful and tranquil cul-de-sac turning.

Spaciously arranged over two floors, accommodation comprises of an imposing and inviting entrance hall with access leading into various parts of the ground floor, the layout offers a bright and airy reception room which flows through to the rear of the property leading into a substantial open plan kitchen/dining area with solid granite worktops and bi-fold doors leading out to the rear garden. The ground floor also has access to a fully fitted utility room, w/c, internal garage and separate cloakroom.

On the first floor there are four large double bedrooms, master bedroom accompanied with an en suite shower and a walk in wardrobe, there is also a further family bathroom. Externally, a brick pave forecourt allows parking for three cars leading to the integral garage. The property enjoys a wide frontage extending to around 45ft. Access can be gained from both sides of the rear garden extending to just over 80ft.

Theydon Bois is a charming village with a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within five minutes' walk and easy access to the M25 and M11.







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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		75	79
England & Wales	EU Directive 2002/91/EC		