Dukes Avenue, Theydon Bois, CM16

BUTLER & STAG

Guide Price £875,000 - £900,000

An attractive, semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.

Freehold

- Semi Detached Family Home
- Two/Three Bedrooms
- Two Spacious Receptions
- Chain Free/Garage
- Stunning 95' Rear Garden
- Off Street Parking

The ground floor comprises two large receptions, a separate kitchen/breakfast area which has access to the lovely rear garden, an office/bedroom, and a downstairs WC.

On the first floor you will find two spacious bedrooms with plenty of storage, and a family bathroom.

Externally, a tarmac driveway provides off road parking space leading to the detached garage with a side access taking you to the beautiful rear garden which is a special feature of the property and is very well stocked with a variety of trees and shrubs, with a central lawn and an excellent size patio, small pond, and a shed at the far end of the garden.

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 just over ten minutes walk away and easy access to the M25 and M11.

Dukes Avenue, CM16

Approx. Gross Internal Area(Including Garage) 1643 Sq Ft - 152.63 Sq M
Approx. Gross Internal Area(Excluding Garage) 1468 Sq Ft - 136.38 Sq M

Ground Floor
Floor Area 814 Sq Ft - 75.62 Sq M

First Floor
Floor Area 654 Sq Ft - 60.76 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.

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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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