Morgan Crescent, Theydon Bois, CM16

BUTLER & STAG

# Guide Price £1,150,000 - £1,200,000.

**Situated in a first class location, this impressive semi-detached family home offers everything from convenience, practicality and an abundance of stylish interiors throughout.**

## Freehold

- Stunning Semi Detached Family Home
- Four Double Bedrooms/ Two Bathrooms
- 2013 Sq. ft/ 187 Sq M Of Accommodation Space
- Open Plan Lounge/Kitchen/Dining Area
- Off Street Parking For Two/Three Vehicles
- Study & Utility Room

The accommodation is spaciously arranged over two floors spanning 2013 Sq. ft, much larger than the average house of this style with a master bedroom with en suite, three further bedrooms and a family bathroom. The ground floor offers a separate formal living room and a particularly fine open-plan kitchen/breakfast/family room which opens on to the garden. A utility room, study/ playroom and guest cloakroom complete the ground floor.

Externally, the rear garden extends to close 190 ft with a patio, whilst the remainder being a flat and usable lawn. The front garden has a resin driveway offering parking for two/three vehicles.

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

# Morgan Crescent

**Approx. Gross Internal Area 182.3 sq. metres (1962.1 sq. feet)**

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

© @modephotouk www.modephoto.co.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.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk