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 House
- Four Bedrooms/ Two Bathrooms
- Garage & Secure Gated Off Street Parking
- South/ West Facing Garden
- Extension Potential (stpp)
- Study Room
- 1940 Sq Ft
- Close to Village Shops/Restaurants & Central Line Station

Spanning close to 1950 sq ft this four bedroom home has the benefit of a lovely, mature and well stocked 75' south westerly facing garden, attached garage and plenty of off street parking space.

The ground floor comprises a large through lounge/diner which could be returned to two rooms if preferred, garden/ family room, cloakroom and good size fitted kitchen/breakfast room, separate living room, study and a utility room.

On the first floor, four bedrooms including the master suite with large shower room and a family bathroom all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

Externally, a brick pave forecourt behind an electric gate provides off road parking space leading to an attached garage with a side access taking you to the beautiful rear 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 within just over ten minutes walk and easy access to the M25 and M11.

Dukes Avenue,

Total area: approx. 180 Sq. meters (1940 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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