



Purlieu Way, Theydon Bois, CM16

BUTLER & STAG



**A spacious and well-proportioned three-bedroom family home offering over 1,400 sq ft of versatile accommodation, complemented by an impressive rear garden extending to approximately 107ft.**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Kitchen/Dining Area
- Off Street Parking
- CHAIN FREE

The property is entered via a porch into a welcoming hallway, giving access to the principal reception rooms. To the front, a bright and spacious living room with bay window provides an ideal space for relaxation, while a separate dining room offers further reception space, perfect for entertaining.

The kitchen sits at the heart of the home and connects conveniently to an additional rear dining room, creating excellent flow for modern family living. There is also a useful study overlooking the garden, ideal as a home office or playroom, along with a ground floor WC and additional store room for practical day-to-day storage.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single room. A family bathroom serves the accommodation, with a central landing providing access to all rooms.

To the rear is a superb garden measuring approximately 32.88m (107'10") in length, offering significant outdoor space with scope for landscaping, entertaining areas, or potential extension (subject to the usual planning consents). The garden's depth is a rare feature and a true highlight of the home.

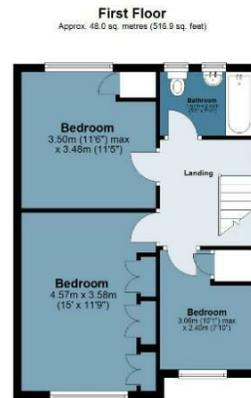
The property extends to approximately 1,402 sq ft and benefits from three bedrooms, multiple reception rooms, a study/home office, a ground floor WC and excellent potential to extend, subject to the usual planning permissions.





# Purlieu Road

Approx. Gross Internal Area 130.3 sq. metres (1402.6 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



☎ 01992 667666

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

✉ theydon@butlerandstag.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.

[www.butlerandstag.uk](http://www.butlerandstag.uk)