



Theydon Park Road, Theydon Bois, CM16

BUTLER & STAG



Guide Price £1,500,000 - £1.600,000, A substantial detached residence situated within the sought-after area of Theydon Bois, which is renowned for its charm and possessing a real village community.



Freehold

- Imposing Detached Family Home
- 280' West Facing Garden
- Garage & Off Street Parking
- Five Bedrooms/ Three Bathrooms
- Prime Village Location
- Beautifully Presented

Accommodation is arranged over two floors spreading beyond 3300 sq. ft. whilst occupying a plot of over 0.3 of an acre favourably backing open countryside.

The property offers well-proportioned accommodation arranged over two floors including a 30 ft living room, dining room, family room, recently fitted high quality kitchen/breakfast room, utility room and cloakroom. The first floor provides a master bedroom suite with en-suite bathroom, four further double bedrooms and a family bathroom.

Externally, a particularly fine feature is the Westerly facing landscaped rear garden which extends to 280 ft backing open countryside, predominantly laid to lawn with paved terrace and well stocked borders. To front, the house is approached via a block paved driveway providing off road parking and an integral double garage.

Theydon Bois is arranged around its village green, which encompasses a duck pond and hosts various events during the year. There are also local shops that cater for daily needs and a selection of restaurants for dining out. There is a primary school within the village, together with a Montessori nursery. Theydon Bois also has a sporting atmosphere with its golf, tennis and cricket clubs, whilst the tube station makes central London very accessible.



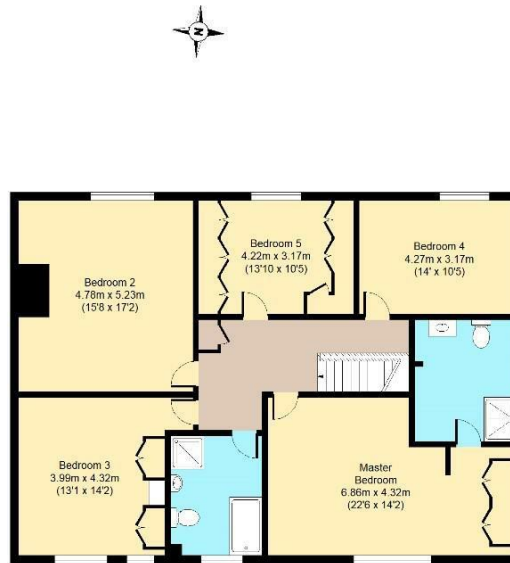
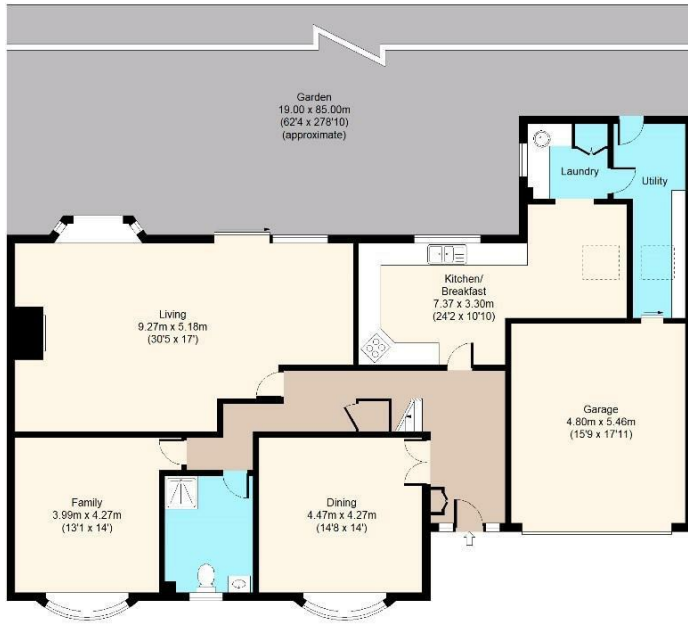


Theydon Park Road



Ground Floor
Approx. 176.7 Sq. meters (1902 Sq. feet)

First Floor
Approx. 131.7 Sq. meters (1419 Sq. feet)



Total area (Including Garage): approx. 308.4 Sq. meters (3320 Sq. feet)
Total area (Excluding Garage): approx. 282.2 Sq. meters (3038 Sq. feet)
For illustration purposes only - not to scale
www.bpsplus.com

BUTLER & STAG

☎ 01992 667666

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

✉ theydon@butlerandstag.com

www.butlerandstag.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.