



The Green, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £600,000-
£625,000. Open Day
Saturday 19th November.
A rare opportunity to
acquire this stunning two
bedroom end of terraced
house situated in the heart
of the village which is
Theydon Bois.**



Leasehold

- End Of Terrace House
- Private Gated
- Detached Garage & Allocated Parking For Two Vehicles
- Private Outside Space
- Kitchen/Diner
- 951 Year Lease Remaining
- Stunning Grounds Backing The Cricket Club
- Chain Free

The grounds offer 0.65 acres with electrical gated entrance with lengthy shingle driveway and parking areas. The grounds consist of manicured private communal grounds which has a central firepit with its own section of garden with a variety of trees, hedging, shrubs and flowers. There are a variety of large lawn spaces with seating areas too.

Internally, accommodation comprises of a formal lounge with dual aspect offering an abundance of light to the room accompanied with striking high ceilings, a spacious kitchen/diner with access to the private patio & communal rear garden. A ground floor w/c completes this floor.

To the first floor lies two double bedrooms, with the master offering a vast amount of build in wardrobe space & family bathroom with a separate w/c.

To the rear you have a private gate to, playing fields, cricket pitch, scout hut & the tennis club. To finish off the exterior the property has a patio space to the rear of the house leading to the back lawn area. The property also has the added benefit of its own private detached garage.

Red Oaks is considered to be in a much sought after location in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

Council-Epping Forest
Tax Band-E
Chain Free.

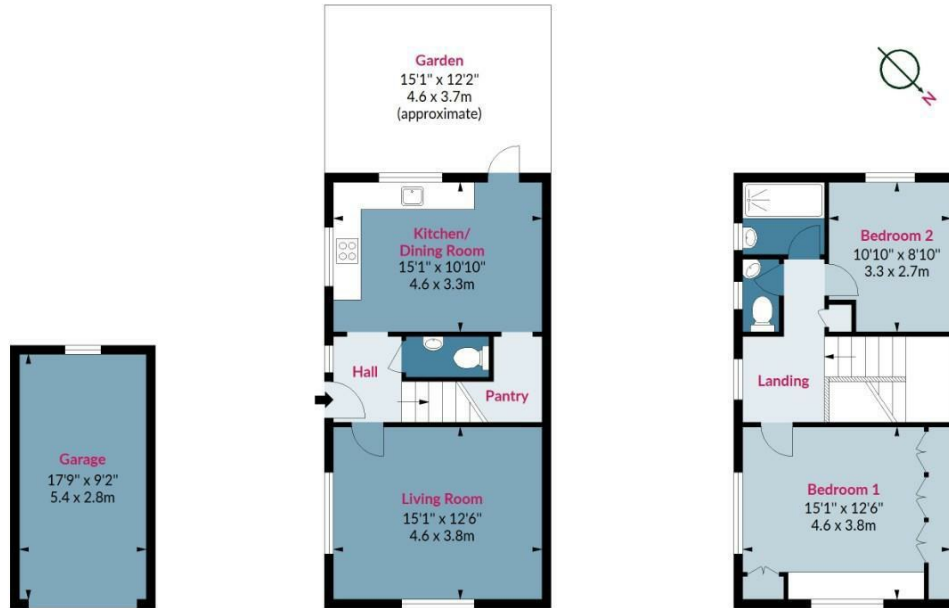




Red Oaks, CM16

Approx. Gross Internal Area 912 Sq Ft - 84.72 Sq M
Approx. Gross Garage Area 163 Sq Ft - 15.14 Sq M

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Ground Floor

Floor Area 456 Sq Ft - 42.36 Sq M

First Floor

Floor Area 456 Sq Ft - 42.36 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/10/2022

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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.