



Graylands, Theydon Bois, CM16

BUTLER & STAG



**£650,000 - £675,000**

**Guide Price.**

**A wonderful semi-detached four bedroom family home located in a quiet cul-de-sac, in the sought after village of Theydon Bois.**



## Freehold

- Semi Detached Family Home
- Large Living Room/Separate Dining Area
- Village Location
- Four Bedrooms/Two Bathrooms
- Downstairs Utility Room / WC
- Stunning Views Of London In The Distance

The property offers excellent living accommodation with further potential to extend to side and rear (subject to planning permission) comprising a large size lounge, a dining area which has patio doors leading onto the 65' private rear garden, a separate Kitchen/Breakfast area, and a utility room completes the ground floor.

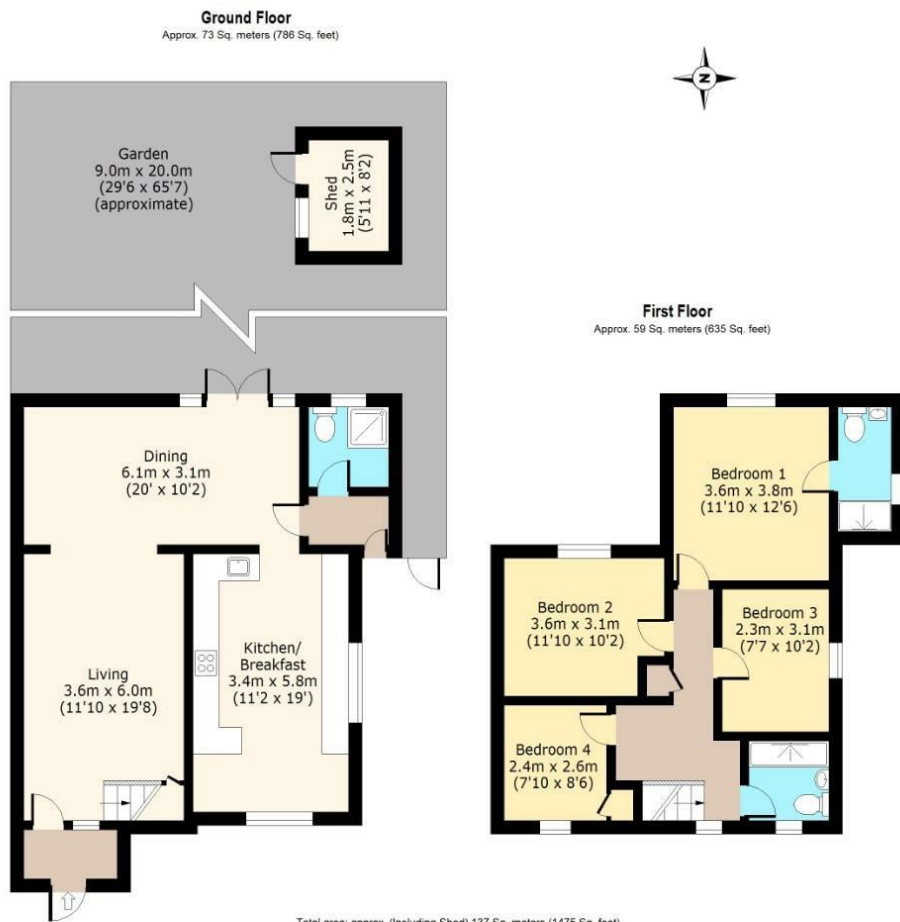
On the first floor, the master bedroom having the luxury of an en-suite, there are further three bedrooms of which are a generous size, and a family bathroom.

Externally, there is off street parking to the front, side access leading to the west facing garden enjoying a patio area, lawn, flower beds and mature shrub. As well as direct access to the field located behind the property.





## Graylands



Total area: approx. (Including Shed) 137 Sq. meters (1475 Sq. feet)  
Total area: approx. (Excluding Shed) 132 Sq. meters (1421 Sq. feet)

For illustration purposes only - not to scale

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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.

# BUTLER & STAG

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