Theydon Park Road, Theydon Bois, CM16

BUTLER & STAG

A substantial and contemporary family residence offering in excess of 5,000 square foot of well-considered modern living space over two floors, providing five/six double bedrooms and four generous receptions.

Freehold

- Detached Family House
- Under Floor Heating/ Air Conditioning Throughout
- Indoor Swimming Pool & Leisure Complex
- Prime Village Location
- Five Bedrooms/ Three Bathrooms
- Garage & Off Street Parking
- Substantial Rear Garden

The property also benefits from a magnificent detached indoor heated swimming pool and gym complex located within the stunning formal garden.

Accommodation comprises a large reception hall, 33' living room turning into an open-plan dining area extending the overall width to 29' making it the ideal entertaining space. Of particular note is the stunning kitchen/breakfast room with feature island and breakfast bar, along with a study, playroom, utility, and cloakroom and shower room completing the ground floor.
The first floor features a superb master bedroom suite with a walk in dressing room and en-suite bathroom and a superb roof terrace with fine far reaching views over open countryside, along with four double bedrooms and a family bath and shower room.

Externally, the property is approached over a large block paved driveway with well stocked side borders offering ample off street parking. The rear gardens are well manicured and are predominantly lawn with a deep patio coming off the rear of the house ideal for outdoor entertaining. The side and rear borders are well stocked with a fine selection of evergreen hedging and shrubs. The pool and gym complex found to the rear of the garden and feature bi-fold doors, changing room, sauna, shower and cloakroom along with a summer house that provides another cloakroom.

Theydon Park Road is regarded as a premier location within Theydon Bois, walking distance to central line station for easy access in to the City, Canary Wharf and West End. Theydon Bois Village itself hosts local shops two local pubs, Epping Forest, children's park and the Village Green. There are several well regarded state and private schools also within easy reach.

Theydon Park Road

Ground Floor
Approx. 175 Sq. meters (1884 Sq. feet)

First Floor
Approx. 121 Sq. meters (1302 Sq. feet)

Total area (Including Gym /Summer house /Balcony) : approx. 490 Sq. meters (5274 Sq. feet)
Total area (Excluding Gym /Summer house /Balcony) : approx. 296 Sq. meters (3186 Sq. feet)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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