Hill Road, Theydon Bois, CM16

BUTLER & STAG

Guide Price £1,050,000-£1,100,000.
Welcome to the epitome of village living – a meticulously renovated, double-bayed three-bedroom semi-detached period house nestled in the heart of Theydon Bois, situated on the esteemed Hill Road. Boasting timeless elegance and modern sophistication, this residence offers close to 1700 Sq. ft of exquisite living space.

Freehold

- Stunning Semi-Detached Family Home
- Heavily Extended To The Ground Floor & Fully Refurbished Throughout
- Striking Open Plan Kitchen/Diner Designed By Armstrong Jordan
- Westerly Facing 66 ft Rear Garden
- Central Village Location
- Three Bedrooms/Two Bathrooms
- Separate Formal Reception Room
- Study/Utility & Ground Floor Shower Room
- Off-Street Parking For Three Vehicles
- 0.5 Miles To Theydon Bois Central Line Station

As you step inside, you are greeted by a grand entrance hall leading to all aspects of the ground floor which includes a formal reception room, adorned with a bespoke built media wall and a captivating feature fireplace with a cosy log burner, setting the tone for luxurious comfort. The true gem of this home lies in its striking kitchen/diner, meticulously crafted by Armstrong Jordan. Every detail has been considered, from the full range of fitted Siemens appliances to the fully stocked pantry cupboard and the central island featuring a large butler sink. Open up the space even further with the double bi-folding doors that seamlessly connect the indoors with the outdoors, inviting you to enjoy al fresco dining in the enchanting garden.

The ground floor also boasts additional amenities including a separate study, utility room, and a convenient shower room, offering both practicality and style. Ascend to the first floor to discover three generously proportioned bedrooms, with the first two bedrooms thoughtfully outfitted with fitted wardrobes, providing ample storage solutions. Both the ground-floor shower room and the first floor bathroom exude sophistication with their Burlington fittings, elevating everyday routines to a luxurious experience.

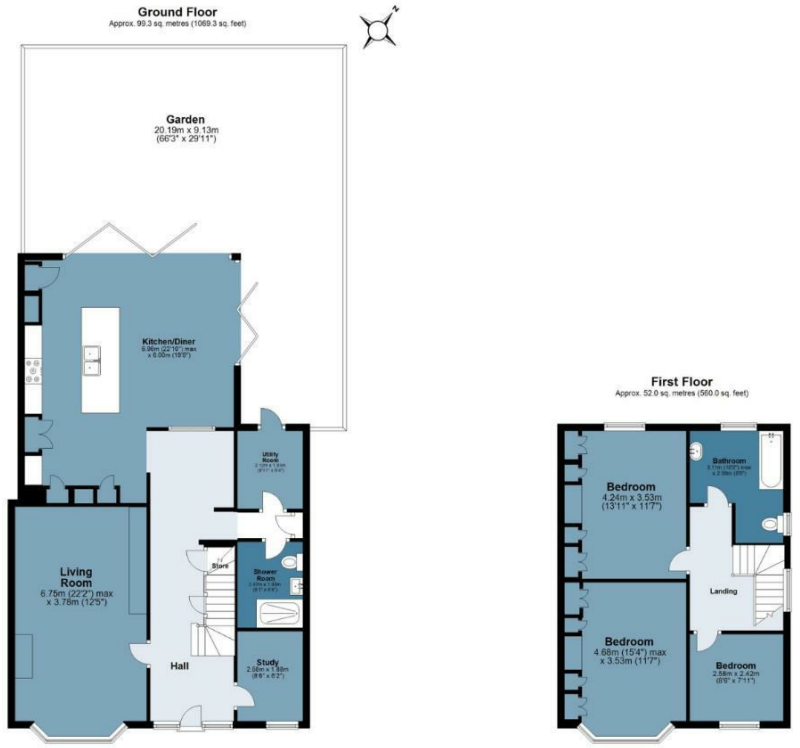
For those with an eye towards expansion, the fully boarded loft presents a wealth of storage space and the potential for future development into a loft conversion, adding even more value to this already exceptional property. Outside, the Westerly facing rear garden extends nearly 70 ft, featuring a delightful patio area accessible from the kitchen/diner, perfect for entertaining guests or enjoying moments of tranquillity amidst the lush greenery. Mature borders and shrubs provide privacy from neighbouring homes, creating a serene oasis for relaxation.

Completing this idyllic picture is the frontage, offering off-street parking for up to three vehicles on a fully block-paved driveway, ensuring both convenience and security. Don't miss this rare opportunity to own a piece of village charm combined with modern luxury.

Hill Road is a much sought after turning 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.

Hill Road

Approx. Gross Internal Area 151.4 sq. metres (1629.3 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

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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.

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