



The Green, Theydon Bois, CM16

BUTLER & STAG



**Open Day Saturday 13th April.**  
**A very attractive Victorian semi-detached cottage situated within one of Theydon's most sought after locations. The cottage, which occupies a prime position overlooking the village green and duck pond has been synthetically extended both to the rear and into the roof space to now provide extensive family accommodation extending to 1200 Sq. ft.**



## Freehold

- Stunning Period Three Bedroom Semi-Detached Cottage
- Fully Renovated Throughout
- Separate Formal Reception Overlooking The Village Green
- Extended Open-Plan Kitchen/Diner With Underfloor Heating
- Integrated Sound System Running Throughout The Ground Floor
- South Facing Rear Garden

Internally, the reception hall leads to a magnificent and extremely modern open plan kitchen/diner with bi-folding doors leading onto the south facing rear garden, making it the perfect entertaining space for families to enjoy. A well positioned utility room is also located within the kitchen offering the upmost convenience.

To the front of the home is a cosy formal reception room with a gas fireplace and a beautiful bay window offering uninterrupted views overlooking the village green and duck pond. Both reception rooms are installed with 'Sonos Home Sound System' and further door leading to ground floor cloakroom. Throughout the home, the current occupiers have left no stone unturned in their time of ownership by carrying out a full renovation which also includes the installation of a new boiler too.

From the hallway, the staircase to the first floor leads onto two of the bedrooms and family bathroom, with particular note to the master bedroom on this level much like the formal reception, also offers stunning views over the green alongside a range of bespoke fitted wardrobes. A further staircase then rises to the top of the property with converted roof space creating the third bedroom. The south facing rear garden is laid with artificial turf and patio area making it very low maintenance. The frontage holds a neat block paved driveway for off-street parking for one vehicle.

The Green 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 a variety of local independent shops, two local pubs, Epping Forest, a children's park and the Village Green which hosts various events throughout the calendar year. There are also several well regarded state and private schools also within easy reach.





