



Hill Road, Theydon Bois, CM16

BUTLER & STAG





**Guide Price £850,000 - £875,000**

**Perched in the picturesque village of Theydon Bois, this charming three-bedroom semi-detached family home is positioned as one of the first two houses to be built around 1915.**

**Freehold**

- Semi Detached Family Home • Three Bedrooms
- Spacious Living Room • Off Street Parking
- CHAIN FREE • Loft Room

Spread across three floors, it offers ample space for comfortable living, with three bedrooms and a well-appointed family bathroom. Additionally, the property features a utility room and a separate WC for added convenience. New gas central heating has been installed throughout the property.

Enhancing its appeal further, this residence boasts a spacious loft room that holds the potential to serve as a games room or an additional bedroom, adding versatility to the living space.

The property has planning permission to be converted into a four-bedroom two bathroom home.

Theydon Bois is renowned for its traditional charm, with a delightful green and duck pond at its heart. The village also boasts a well-regarded primary school, a variety of shops, pubs, and restaurants, as well as recreational amenities such as cricket, tennis, and golf clubs.

Commute links are excellent, with the Central Line Tube Station just a short stroll away, providing easy access to London. Moreover, the property offers convenient proximity to major road networks, including the M25 and M11, facilitating travel to surrounding areas.

In summary, this inviting family home presents a rare opportunity to embrace village living without compromising on modern comforts. Ideal for discerning families seeking a character-filled property in a desirable location, this residence truly epitomizes the essence of idyllic village living.





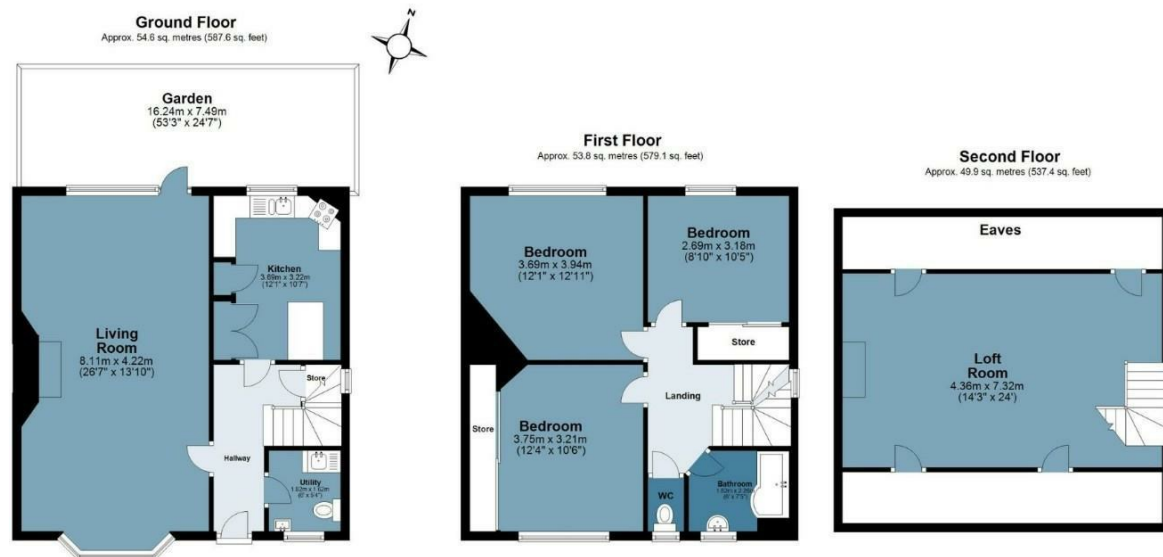




## Hill Road

Approx. Gross Internal Area 158.3 sq. metres (1704.1 sq. feet)

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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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