



BUTLER & STAG

Baldocks Road | Theydon Bois

| CM16

A fantastic opportunity to apply your own stamp on this semi-detached bungalow which offers huge scope for redesigning or extending, subject to any additional planning consents.

- *Semi Detached Bungalow* • *Three Bedrooms* • *Off Street Parking/Garage* • *Kitchen/Dining Area* • *Separate Lounge* • *Chain Free*

Offers Around £595,000 | Freehold

The property has been enjoyed by the same family for many years and boasts fantastic potential to turn into something truly special. Accommodation comprises three double bedrooms, a bathroom, living room and a kitchen/dining area

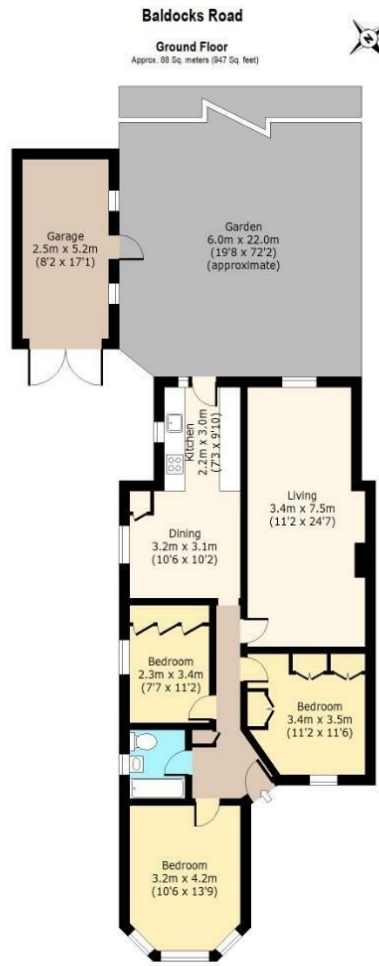
Externally, the property boasts off street parking via the driveway, side access and a mature south facing garden, with a separate detached garage.

Baldocks Road is a much sought after turning in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, pubs and restaurants and offers easy access into Epping Forest, with its deer sanctuary. Transport links into London are excellent. Theydon Bois underground station is in walking distance 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.

NO CHAIN







Total area (Excluding Garage): approx. 88 Sq. meters (947 Sq. feet)
 Garage area: approx. 13 Sq. meters (140 Sq. feet)
 For illustration purposes only - not to scale
 www.ipplus.com



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	