



BUTLER & STAG

Hornbeam Road | Theydon Bois
| CM16

*A well presented and impressive four bedroom family residence, in a peaceful enclave of turnings
in the highly sought after village of Theydon Bois.*

- *Semi Detached Family Home* • *Four Bedrooms* • *Well Presented* • *Off Street Parking* • *Garage* • *Downstairs Study*

Asking Price £725,000 | Freehold

The property offers 1850 sq.ft (176 sqm) of living space arranged over two floors and has been well maintained throughout. The character of this property is such that it will immediately provide the most comfortable home and benefits from a fitted kitchen, lounge/dining area, cloakroom, a TV room, four bedrooms and a magnificent landscaped and secluded rear garden.

Externally the property offers a good size driveway to the front, providing off street parking for two/three vehicles with a garage.

Hornbeam Road is 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.

An internal viewing is highly recommended.







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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	82
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		53	78
England & Wales	EU Directive 2002/91/EC		