



Forest Drive, Theydon Bois, CM16

BUTLER & STAG



**A two bedroom apartment situated on the first floor of this secure modern development, in the heart of Theydon Bois village.**



## Leasehold - Share of



- Gated Modern Development
- First Floor
- Close to Tube & Amenities
- Two Bedrooms/ Two Bathrooms
- Gated Allocated Parking For Two Vehicles
- Long Lease

A two bedroom apartment situated on the first floor of this secure modern development, in the heart of Theydon Bois village.

Accommodation comprises of a large living room with Juliette balcony, generous fitted kitchen with seating area, two bedrooms, master with en-suite shower room, main bathroom and gated and allocated off street parking space. Generous proportions, secure entrances and a wonderfully convenient position close to a range of local independent shops make the 'The Heights' an ideal development for the those looking to downsize.

This wonderful property also boasts pleasant view of Theydon village green towards the duck pond.

Forest Drive is a much sought after address 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.



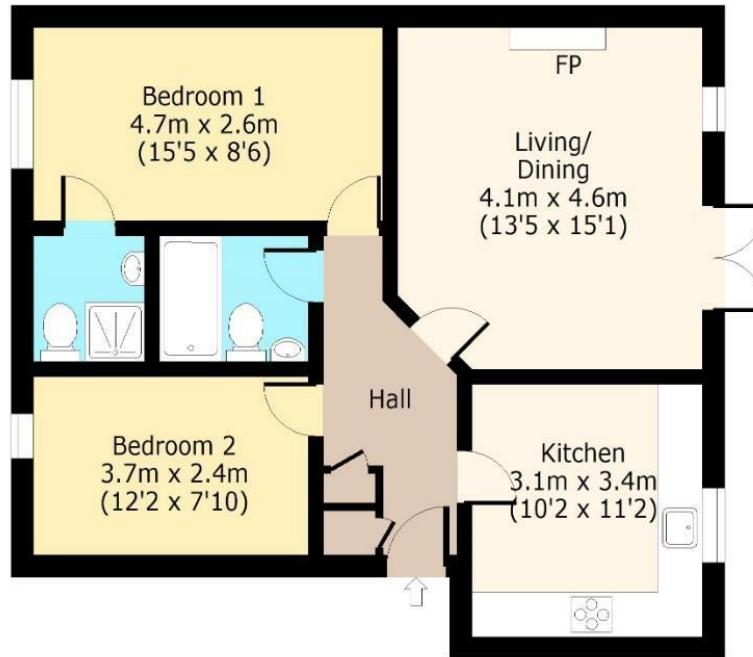


## The Heights,



### First Floor

Approx. 67 Sq. meters (721 Sq. feet)



Total area: approx. 67 Sq. meters (721 Sq. feet)

For illustration purposes only - not to scale

[www.lpaplus.com](http://www.lpaplus.com)

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.

# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)