



Hornbeam Close, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £650,000 - £675,000 -  
Unexpectedly Back On The Market.**

**A fantastic opportunity to apply your own stamp on this detached bungalow which offers huge scope for redesigning or extending, subject to the usual planning consents. The property has been enjoyed in the same family for many years and boasts fantastic potential to turn into something truly special.**



## Freehold

- Detached Bungalow
- Potential To Extend (stpp)
- Garage
- Two Bedrooms
- Chain Free
- Off Street Parking

Accommodation consists of two good sized bedrooms, a spacious entertaining lounge with access leading through to the separate kitchen, offering dual aspect views onto the south easterly facing rear garden. A family shower room then completes the internal living space.

Externally, the rear garden extends in excess of 70 ft, whilst allowing opportunity for someone to add their own mark should they desire or wish to re-landscape certain aspects. To the front, the driveway currently holds off-street parking for two vehicles, another huge draw to the property is the attached garage which offers several possibilities to be converted into more living space to the main part of the bungalow.

Hornbeam close is one of the most sought after turnings in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, pubs, restaurants and offers easy access into Epping Forest, with its deer sanctuary. Transport links into London are excellent with Theydon Bois Underground Station being within 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.

Council- Epping Forest  
Tax Band- E





## Hornbeam Close, CM16

Approx. Gross Internal Area 1034 Sq Ft - 96.06 Sq M

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### Ground Floor

Floor Area 1034 Sq Ft - 96.06 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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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