Baldocks Road, , CM16

BUTLER & STAG

Guide Price £900,000 - £925,000

A delightful three-bedroom semi-detached family home, just a short walk to Theydon Bois Central Line Station, sought-after primary school, shops and amenities.

Freehold

- Semi Detached Family Home
- Three Bedrooms
- Prime Village Location
- Well Presented Throughout
- Garage & Off Street Parking
- Close to Transport & Amenities

Accommodation is arranged over two floors comprising living room and open-plan kitchen/dining room on the ground floor. The first floor hosts three bedrooms, two of which are generous sized doubles and one smaller bedroom, bathroom and separate WC. There is also excellent potential to extend to the side, rear and into the loft, subject to usual planning consents.

Externally the rear garden is of generous size, it is mainly laid to lawn with plants and shrub borders. To the front there is a block paved driveway with parking, garage and side access.

Baldocks Road 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.

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Approx. Gross Internal Area 1008 Sq Ft - 93.64 Sq M
Approx. Gross Garage Area 178 Sq Ft - 16.54 Sq M

Ground Floor
Floor Area 499 Sq Ft - 46.36 Sq M

First Floor
Floor Area 509 Sq Ft - 47.29 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/1/2023

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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