



BUTLER & STAG

Loughton Lane | Theydon Bois
| CM16

A brand new an outstanding detached four bedroom house spanning 2150 sq ft, built to an exceptional standard by Infinity Property occupying a commanding corner position of Loughton Lane, in the picturesque and highly desirable village of Theydon Bois.

Boasting well designed and energy efficient living accommodation arranged over two floors, with attention to detail evident throughout including walnut interior doors and staircase, storey height front elevation windows, vaulted ceilings to the two primary bedrooms, tiling to the reception hall and main living room/kitchen/dining room and carpeting to the lounge and bedrooms. A large open-plan Kutchenhaus designer fitted kitchen/reception/dining room is at the focal point of the property with Aluminium bi-folding doors opening out onto the rear garden and features high gloss units, Siemens appliances with white quartz worktops.

- *Brand New Detached House* • *Four Bedrooms/Three Bathrooms* • *High Specification Fittings/Build Zone Guarantee* • *Utility Room/Guest Cloakroom* • *Premier Village Location* • *Substantial Living Space/Off Street Parking*

Asking Price £1,200,000 | Freehold





Aspen House, CM16 7JY



BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992667666 |
 | www.butlerandstag.uk

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			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(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			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		