Dukes Avenue, Theydon Bois, CM16

BUTLER & STAG

One of just two luxuriously specified and prominently positioned homes set on arguably one the areas most favoured roads, offering serene village living within this stylish development in prime Theydon Bois.

The detached houses are newly constructed, featuring a four and five bedroom layout, offering a gross internal area of approximately 2292.5 sq.ft. and 2518.6 sq.ft. respectively.

- An exclusive development of just two new build luxury houses
- Five bedrooms, four bathrooms
- The first development of its kind in this prime address
- Theydon Bois shops, station and green all within a short walk
- Plot 1 - 2518.6 sq ft/ 234 sq metres
- Landscape gardens and ample parking
- 10 year Build Warranty
- High specifiation finish

Here we introduce 'Plot 1', a striking detached home set across three floors with an emphasis on luxury and providing breath-taking views of the countryside. Approached via a block paved driveway, and commencing with an inviting entrance hall leading to the extensive living space.

The internal specification is beyond compare, with a remarkable kitchen and cabinetry, including spacious principal areas, large bathroom to the principal suite, as well as elegant tiling to the en-suite and branded sanitaryware. The current layout provides five luxury bedrooms, two of which have en-suite facilities.

The kitchen incorporates a full range of Siemens appliances and is equipped to the highest of specifications, with a breakfast station, and a central island enhancing this sociable space. Beyond the kitchen you will find a large utility room, boasting the same impressive cabinetry.

This sublime home enjoys plentiful family accommodation, providing enormous living space with feature fireplace including formal lounge, kitchen/dining/ living area, with two bi-folding doors providing access to the gardens.

Ample parking is provided to the front, with ample space for at least two vehicles and a EV charging point.

Specification

The homes have large open plan kitchen day rooms with beautiful features throughout such as floating fireplaces, bi-fold doors, huge master bedrooms, feature lighting, luxury kitchens and robes to main bedrooms.
ARA Homes Ltd take pride in delivering homes of great charm and character that will be landmark buildings in Theydon Bois and which both owners and residents can be proud of. The homes are designed by professional architects and engineers to create spacious and luxurious accommodation incorporating all the benefits of modern, energy efficient living and are built to the following luxury specification.

Kitchen / Day Room

o Designer fitted kitchen with solid wooden doors, supplied by Inline Designs of Loughton.
o Siemens integrated appliances, including:
o 2 x single ovens.
o Microwave.
o Dish washer.
o Induction hob.
o 70 / 30 fridge freezer.
o Wine cooler.
o Large sink.
o Composite stone worktops and splash back to main kitchen.
o TV & data points.
o Integrated audio system with Bosch speakers.

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Plot 1 Dukes Avenue

Approx. Gross Internal Area 234 sq. metres (2518.6 sq. feet)

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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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