



## Theydon Gate, Theydon Bois, CM16 7HS

Welcome to Theydon Gate, a modern purpose-built ground floor flat located in the charming area of Theydon Bois. This delightful one-bedroom apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

Upon entering, you are greeted by a welcoming entrance hallway, which features two built-in storage cupboards, providing ample space for your belongings. The open plan living area is bright and airy, enhanced by double doors that lead out to the communal gardens, allowing for a seamless connection between indoor and outdoor living. The fitted kitchen, complete with a breakfast bar, is perfect for casual dining and entertaining.

The spacious double bedroom boasts built-in wardrobes, ensuring that storage is never an issue. The modern fitted shower room adds a touch of luxury to your daily routine, making this flat both practical and appealing.

Residents will benefit from allocated parking for one vehicle, along with additional visitors' parking, ensuring convenience for both you and your guests. The communal gardens provide a lovely outdoor space to relax and unwind, enhancing the overall living experience.

Situated just a short walk from the local shops and the Central Line station, this property offers excellent transport links and easy access to amenities. Whether you are commuting to work or enjoying a leisurely day out, the location is truly advantageous.

In summary, this one-bedroom flat at Theydon Gate is a fantastic opportunity for those looking for a modern, well-appointed home in a desirable location. Don't miss your chance to make this lovely apartment your own.



**Asking Price £330,000**

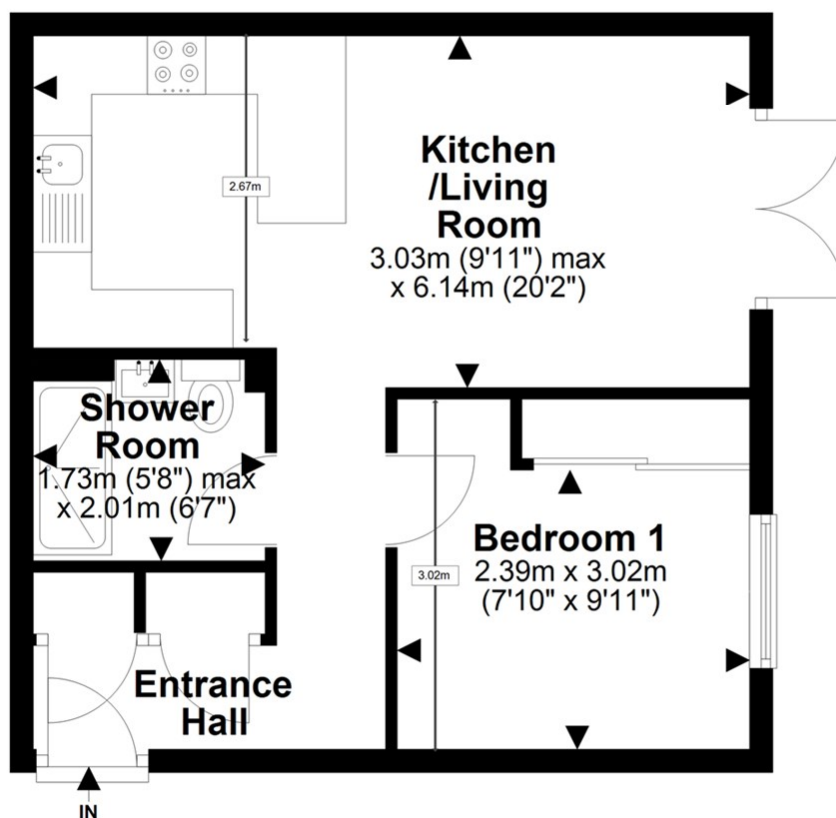
- GROUND FLOOR APARTMENT
- VACANT POSSESSION
- OPEN PLAN LIVING AREA
- PATIO DOORS TO GARDEN
- DOUBLE GLAZED WINDOWS
- COMMUNAL GARDENS
- SECURE ENTRY PHONE SYSTEM
- ALLOCATED PARKING SPACE
- CLOSE TO SHOPS & STATION
- HIGHLY DESIRABLE LOCATION



**MILLERS**  
ESTATE AGENTS

## Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 37.7 sq. metres (405.8 sq. feet)

### Property Dimensions

#### GROUND FLOOR APARTMENT

Communal Hallway

Entrance Hall

Kitchen /Living Room 9'11" x 20'2" (3.03m x 6.14m)

Access to Garden

Bedroom 1 7'10" x 9'11" (2.39m x 3.02m)

Shower Room 5'8 x 6'7 (1.73m x 2.01m)

#### EXTERIOR

Communal Garden

Allocated Parking Space

Visitors Parking Sapces



## Directions

START: Millers 65 High Street, Epping CM16 4BA. 0.0. Head southwest on High St/B1393 toward Loughton. Go through 1 roundabout. 0.6. Turn left onto Theydon Road. 1.5. Continue onto Piercing Hill 2.0. Turn left onto Coppice Row/B172. 2.3. Turn left onto Forest Drive. 2.3. Continue straight onto Station Approach. 2.4. Turn right onto Theydon Gate. 2.4. Arrive: Theydon Gate, Theydon Bois, Epping CM16 7HS. Total time: 6 mins 38s



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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