



**Forest Drive, Theydon Bois**  
**Price Range £275,000 to £300,000**

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**MILLERS**  
ESTATE AGENTS

**\* PRICE RANGE £275,000 - £300,000 \* NO ONWARD CHAIN \* ONE BEDROOM \* FIRST FLOOR FLAT \* ALLOCATED PARKING SPACE \* WALKING DISTANCE OF STATION \* CLOSE TO LOCAL SHOPS AND RESTAURANTS \***

Situated in the charming village of Theydon Bois, this delightful first-floor flat on Forest Drive offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat while remaining close to local amenities.

The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is the allocated parking space, a rare find in such a desirable location.

Situated just a short stroll from the station, residents will benefit from excellent transport links, making commuting to London and surrounding areas a breeze. Additionally, the nearby shops cater to all your daily needs, enhancing the appeal of this lovely home.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to downsize, this flat in Theydon Bois is a wonderful choice for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this charming flat your new home.

Forest Drive is a popular residential street, well placed for all the local amenities, Theydon Bois is a highly desirable and popular village arranged around the central village Green, complete with duck pond. There is a range of shops, public houses & restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and Epping St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 at Waltham Abbey.





## FIRST FLOOR

### Entrance Hall

### Kitchen

10'10" x 8'11" (3.30m x 2.72m)

### Living Room

15'8" x 10'4" (4.78m x 3.15m)

### Bedroom One

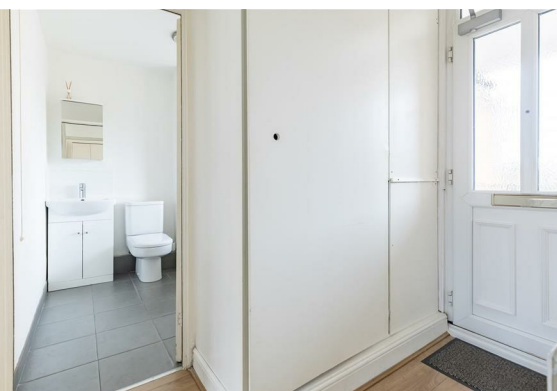
15'8" x 10'0" (4.78m x 3.05m)

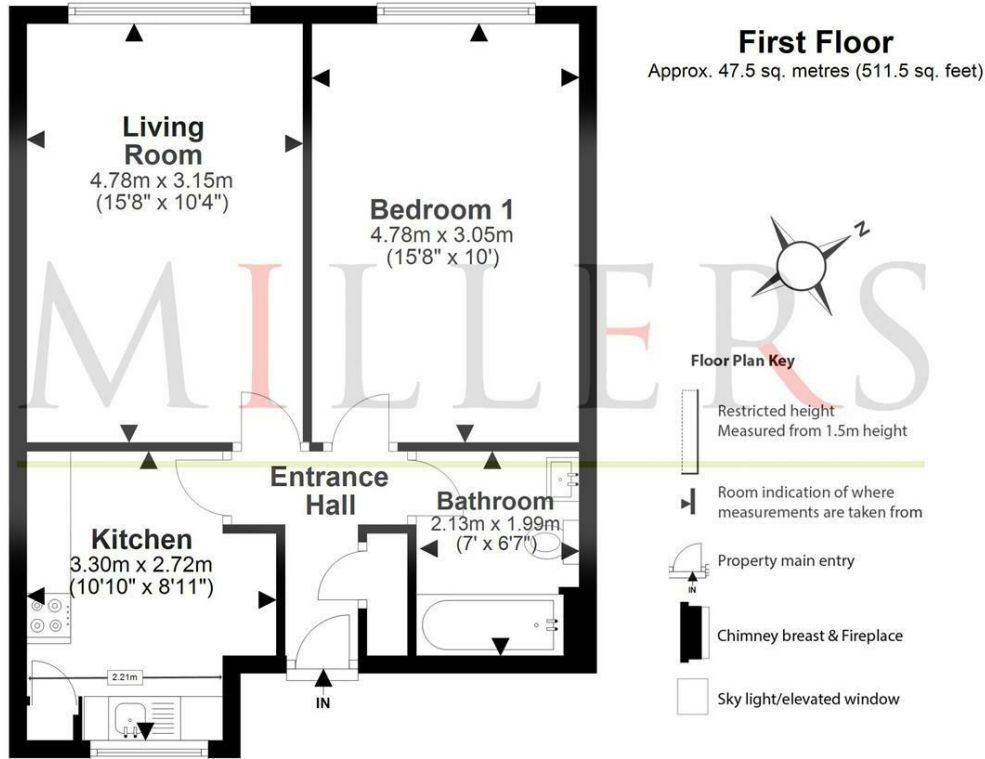
### Bathroom

7'0 x 6'7 (2.13m x 2.01m)

## EXTERIOR

### Allocated Parking Space





Total area: approx. 47.5 sq. metres (511.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	80
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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