



**The Green, Theydon Bois**  
**Offers Over £770,000**

 4  1  2  D

**MILLERS**  
ESTATE AGENTS

**\*DETACHED HOUSE \* FOUR BEDROOMS \* GARAGE & DRIVEWAY \* STUNNING VIEWS \* SHORT WALK TO STATION & SHOPS \*APPROX 1,615 SQ. FT VOULME \***

Nestled in the charming village of Theydon Bois, this delightful detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,615 square feet, the property boasts four bedrooms and two inviting reception rooms, making it an ideal space for family living.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The spacious lounge features patio doors that open out to the rear garden, allowing for a seamless connection between indoor and outdoor spaces. Adjacent to the lounge, the dining room flows into a well-appointed kitchen/breakfast room, perfect for family meals and entertaining guests.

The first floor is home to a generous master bedroom, complete with built-in wardrobes and an en-suite shower cubicle with a vanity wash hand basin. Two additional bedrooms provide ample space for family or guests, while a family bathroom featuring a four-piece suite caters to all your needs. Ascend to the top floor, where you will find an impressive double bedroom, offering a private retreat.

The exterior of the property is equally appealing, with a paved front garden that accommodates off-street parking, leading to an integral garage equipped with power and light. The rear garden is a tranquil haven, featuring a paved area, a lawn with a timber garden shed for additional storage.

One of the standout features of this home is its picturesque location, overlooking the village green and duck pond. Residents can enjoy leisurely strolls to nearby pubs, restaurants, and shops, all within walking distance. Additionally, the Central Line tube station is conveniently close, providing easy access to the wider area. This property presents a wonderful opportunity for those seeking a family home in a serene yet accessible location.





## GROUND FLOOR

### Cloakroom WC

4'3 x 4'1 (1.30m x 1.24m)

### Dining Room

13'0" x 12'8" (3.96m x 3.87m)

### Kitchen Breakfast Room

14'1" x 7'6" (4.29m x 2.29m)

### Living Room

15'4" x 11'1" (4.67m x 3.39m)



## FIRST FLOOR

### Bedroom One

14'1" x 13'11" (4.28m x 4.24m)

### Bedroom Two

8'3" x 11'3" (2.51m x 3.43m)

### Bedroom Four

13'2" x 6'5" (4.02m x 1.96m)

### Bathroom

10'6 x 5'11 (3.20m x 1.80m)

## SECOND FLOOR

### Bedroom Three

15'5" x 15'10" (4.71m x 4.83m)

## EXTERIOR

### Front Garden & Driveway

### Garage

16'5 x 7'11 (5.00m x 2.41m)

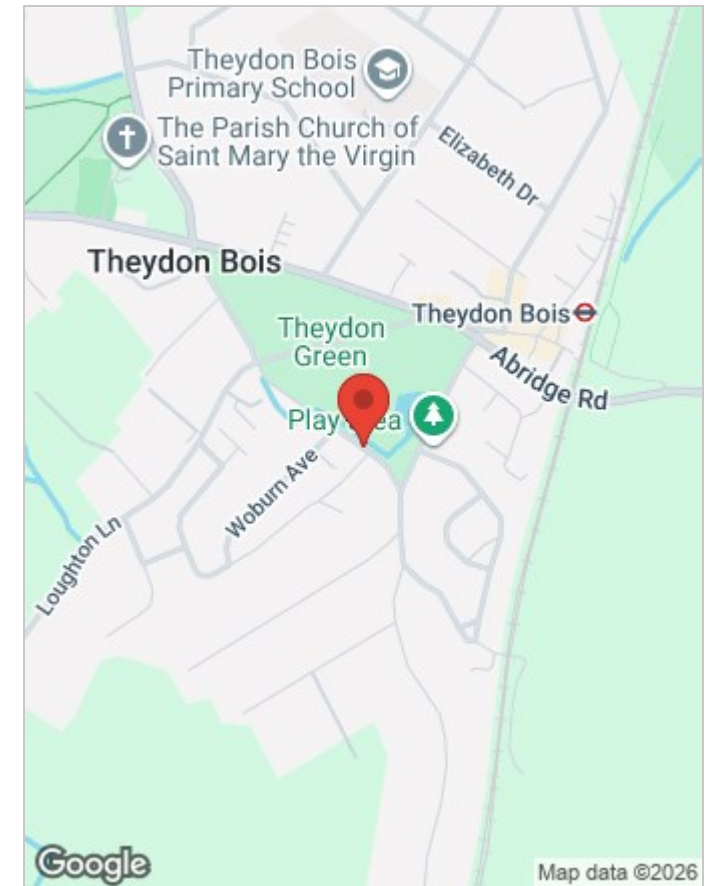
### Rear Garden

35' x 21'4 (10.67m x 6.50m)





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 |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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 |           | <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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.