



Dukes Avenue, Theydon Bois
Asking Price £895,995

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MILLERS
ESTATE AGENTS

This inviting semi-detached family home blends character & comfort, with four bedrooms, original features & a generous garden plot. Set in a sought-after location just moments from village shops and the Central Line station, it offers a wonderful foundation for family life. There is excellent scope to extend & remodel, subject to planning permission, allowing you to shape the home to suit your needs & enhance its value.

Step inside to a welcoming entrance hallway, which opens onto three versatile reception areas. There is a spacious lounge with a cosy electric fireplace, leading to the garden & a further reception room at the front, while a separate study or snug offers a quiet & peaceful retreat. There is direct access to the rear garden, practical ground floor shower room & separate cloakroom WC.

Upstairs, four bedrooms await, with the main bedroom benefitting from an en-suite WC & built-in wardrobe cupboards. While the property would benefit from modernisation throughout, it presents a wonderful opportunity to create a truly special forever home.

The front garden is laid to block paving providing off-street parking for 3 to 4 vehicles and has attractive planting. A side gate leads to the rear garden which offers a patio area which opens onto an expansive lawn bordered by established planting, offering plenty of space for outdoor living.

Dukes Avenue sits within one of Theydon Bois's most sought-after residential pockets, perfectly positioned for village life. At the heart of Theydon Bois lies the picturesque village Green, where a tranquil duck pond & leafy surroundings set the scene. A variety of independent shops, inviting public houses, & restaurants are all within easy reach, offering plenty of choice for daily needs & leisurely afternoons. Schooling is provided at Theydon Bois Primary School, with Davenant & Epping St Johns schools just a short drive away. For commuters or adventures seekers in the city, the central line tube station is a short walk.





GROUND FLOOR

Living Room

24'2" x 11'6" (7.39m x 3.51m)

Dining Room

16'9" x 11'6" (5.11m x 3.51m)

Kitchen

13'1" x 9'10" (3.99m x 3.00m)

Shower Room

5'7" x 6'11" (1.70m x 2.11m)

Study Room

11'2" x 6'11" (3.40m x 2.11m)

Cloakroom WC

3'9" x 2'7" (1.14m x 0.79m)

FIRST FLOOR

Bedroom One

15'5" x 14'9" (4.70m x 4.50m)

Bedroom Two

13'5" x 8'2" (4.09m x 2.49m)

Bedroom Three

13'1" x 7'10" (3.99m x 2.39m)

Bedroom Four

10'6" x 9'6" (3.20m x 2.90m)

En-Suite WC

8'2" x 3'9" (2.49m x 1.14m)

EXTERNAL AREA

Rear Garden

85'4" x 29'6" (26.01m x 8.99m)

Garden Room

17'5" x 7'10" (5.31m x 2.39m)



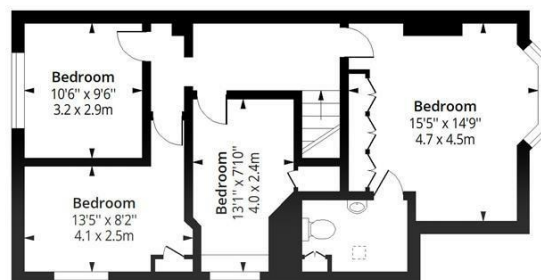
Dukes Avenue CM16

Approx. Gross Internal Area 1549 Sq Ft - 143.90 Sq M
Approx. Gross Garden Room Area 137 Sq Ft - 12.73 Sq M



First Floor

Floor Area 720 Sq Ft - 66.89 Sq M



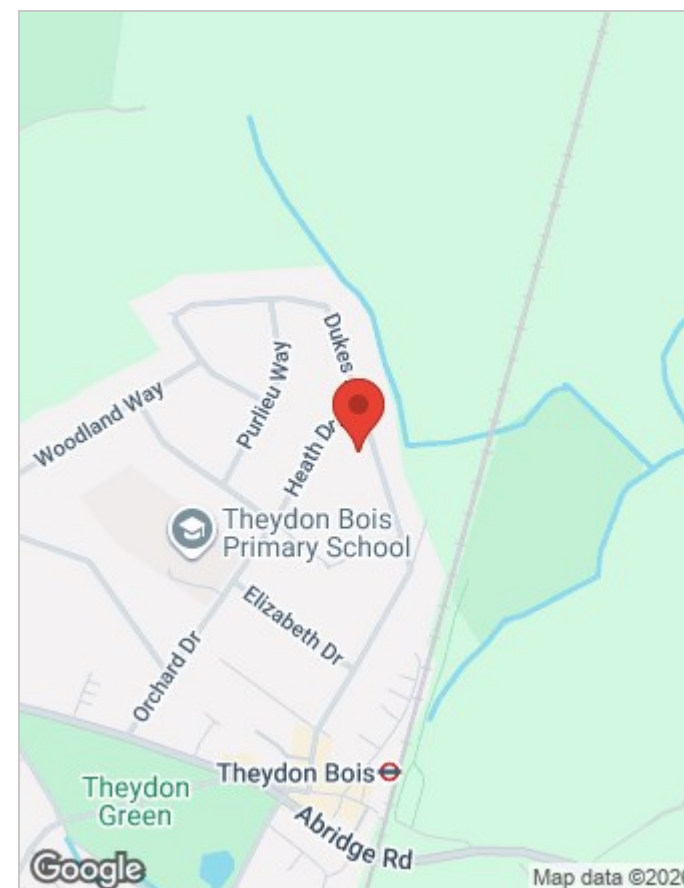
Ground Floor

Floor Area 829 Sq Ft - 77.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 16/7/2026



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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	59	68	(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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