



Baldocks Road, Theydon Bois

O.I.E.O £1,000,000



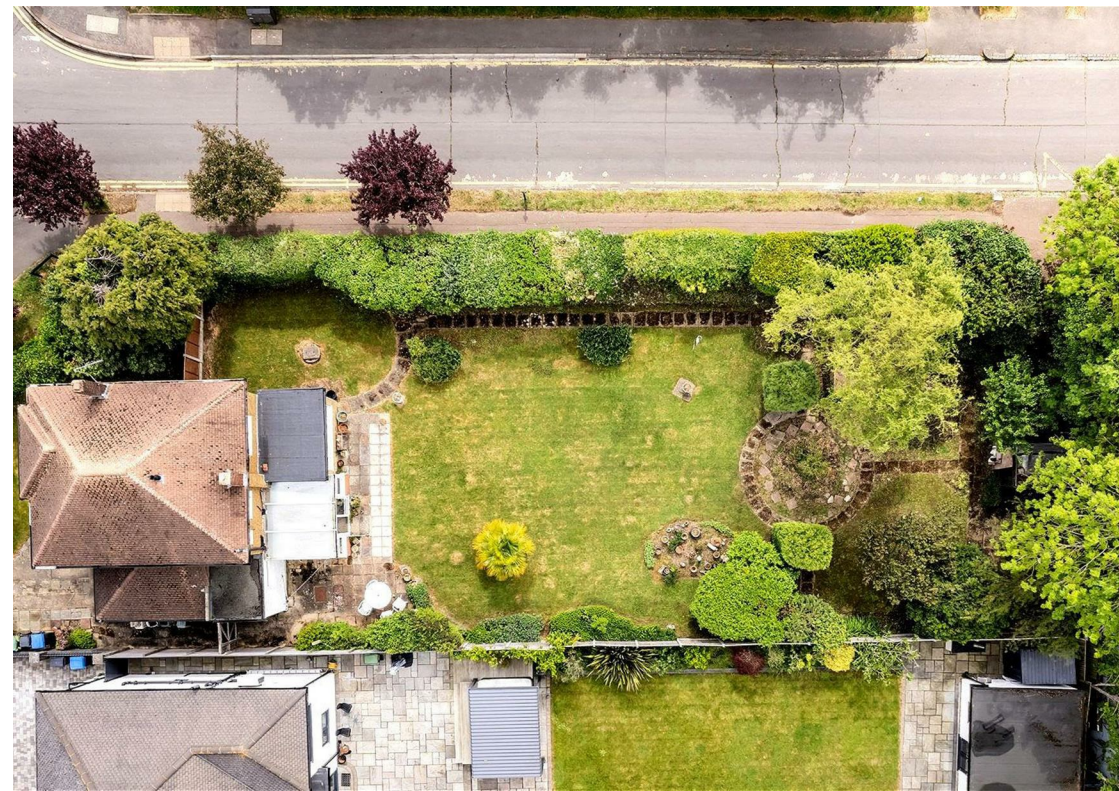
MILLERS
ESTATE AGENTS

* DETACHED HOUSE * PERFECT FOR EXTENDING (STPP) * APPROX. 162'9" x 58'8" PLOT * SHORT WALK TO VILLAGE GREEN * GARAGE & DRIVEWAY *

Nestled in the heart of Theydon Bois, this detached family home offers a wonderful opportunity for those seeking space and potential. With four versatile reception rooms, three generous bedrooms, and a substantial plot of around 0.2 acres, there is ample room to extend and remodel, subject to planning. The expansive rear garden and wide side area invite you to imagine creating your ideal family haven.

Inside, you'll find a welcoming living room facing the front, a dedicated dining area with a cosy snug at the rear, a bright conservatory, a kitchen breakfast room and downstairs bathroom and separate WC — spaces that can easily adapt to your family's needs. Upstairs, three spacious bedrooms are served by a family bathroom and a separate WC. Practical features include a garage, off-street parking, a recently installed boiler and double-glazed windows. While the home would benefit from some updating, its true value lies in the scope it offers to shape it into something truly special.

The location is ideal for family life, with Theydon Bois Central Line station just over five minutes away on foot, and the village's excellent restaurants, shops, and pubs close by. Both Theydon Primary School and The Village Montessori Nursery are even nearer, making the morning school run a breeze. Epping Forest and the famous Oak Trail are within easy reach, while the village green, playground, and duck pond are just a short stroll in the other direction. For those who need to travel further afield, the M25 and M11 are only a short drive away.





GROUND FLOOR

Porch

2'1" x 6'5" (0.64m x 1.96m)

Living Room

12'8" x 13'0" (3.86m x 3.97m)

Kitchen Breakfast Room

10'10" x 9'9" (3.30m x 2.98m)

Conservatory

9'6" x 10'11" (2.90m x 3.33m)

Dining Room (max)

13'3" x 9'8" (4.05m x 2.95m)

Snug

7'1" x 9'4" (2.16m x 2.84m)

Bathroom

6'3" x 5'3" (1.91m x 1.60m)

Separate WC

6'3" x 2'2" (1.91m x 0.66m)



FIRST FLOOR

Bedroom One (max)

15'3" x 12'8" (4.64m x 3.86m)

Bedroom Two

11'4" x 8'3" (3.46m x 2.51m)

Bedroom Three

10'5" x 7'2" (3.17m x 2.19m)

Separate Toilet

5'6" x 2'11" (1.68m x 0.89m)

Bathroom

6'5" x 5'6" (1.96m x 1.68m)

EXTERNAL AREA

Garage

16' x 8'1" (4.88m x 2.46m)

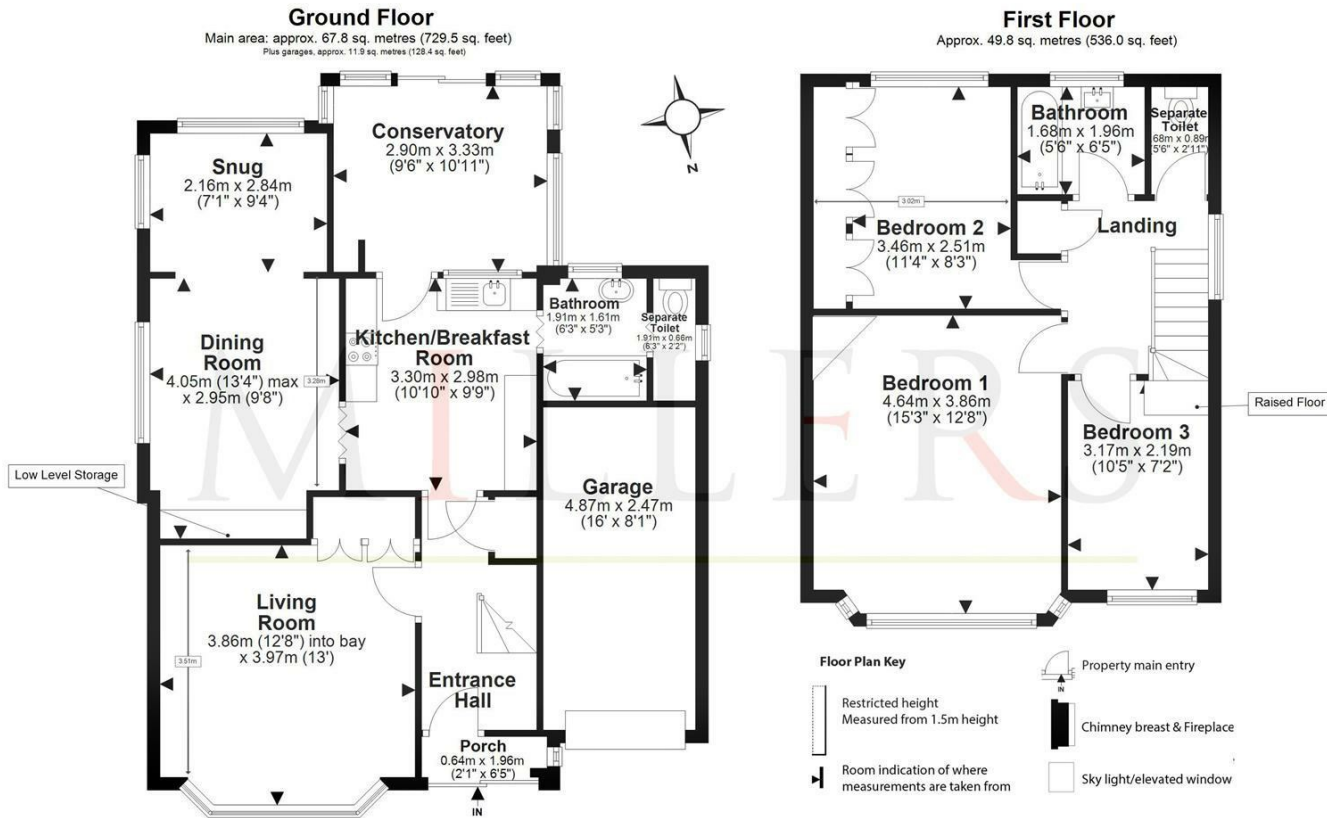
Rear Garden (max)

110' x 57' (33.53m x 17.37m)

Overall Plot

162'9" x 58'8" (49.61m x 17.88m)

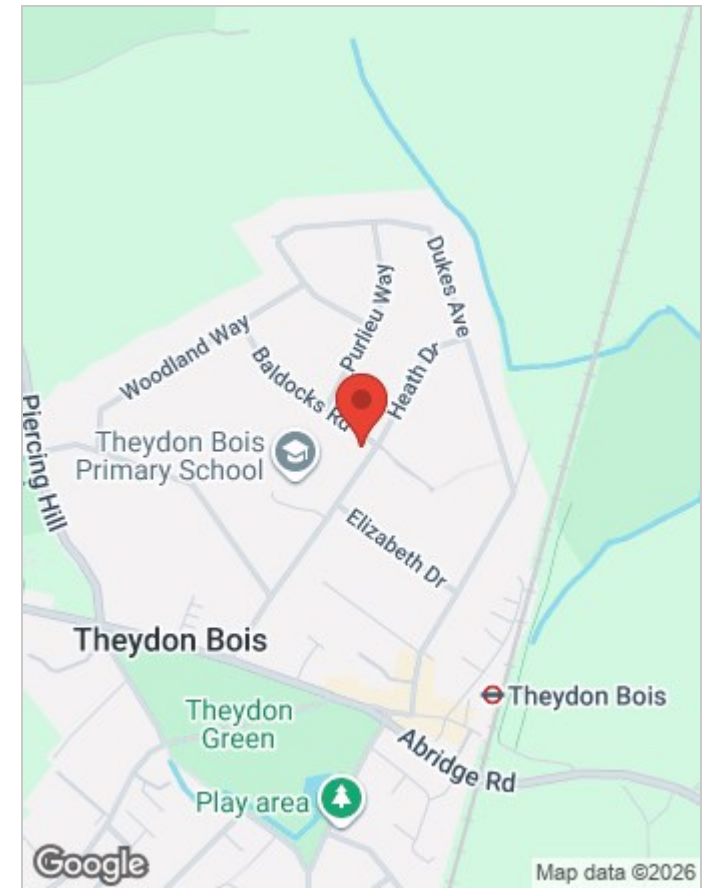




Main area: Approx. 117.6 sq. metres (1265.6 sq. feet)
Plus garages: approx. 11.9 sq. metres (128.4 sq. feet)

Total area including garage : approx. 129.5 sq metres (1394 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



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 firm's 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			(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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