



Dukes Avenue, Theydon Bois
Guide Price £875,000



MILLERS
ESTATE AGENTS

This beautifully presented semi-detached home is nestled along a sought-after residential road, just moments from the tube station and the heart of the village. Thoughtfully arranged, it offers three welcoming reception rooms, three comfortable bedrooms, and a generous 90-foot westerly garden that invites you to enjoy the outdoors. With a garage, off-street parking, and around 1,296 square feet of accommodation, this home is designed for both family life and relaxation. Step inside and you will find spacious living areas, a fully fitted kitchen, and a family bathroom, all set within the charming village of Theydon Bois.

Step through the entrance porch into a bright hallway, where a practical cloakroom welcomes you home. The formal living room, complete with a feature fireplace, sets the scene for cosy evenings with family or friends. Flowing from here, the dining room and conservatory create a seamless connection to the garden, filling the space with natural light and offering a tranquil spot to unwind. The kitchen, thoughtfully designed with a breakfast bar and separate utility room, is ideal for both everyday meals and entertaining guests.

Upstairs, the master bedroom features a full range of wardrobes and air conditioning for comfort, while two further bedrooms and a stylish family bathroom with crisp white fittings complete the first floor. Outside, the block-paved driveway provides ample parking and leads to the garage. The westerly rear garden is a true highlight, with a stone patio perfect for al-fresco dining, a generous lawn, and a pathway leading to a second lawn area, inviting you to enjoy family gatherings or peaceful moments in the sun.

Dukes Avenue holds a prime position, placing you at the heart of everything that makes Theydon Bois such a special village. Life here centres around the village green, where you can watch ducks on the pond or explore the local shops, friendly pubs, and inviting restaurants.





GROUND FLOOR

Entrance Porch

6'5" x 1'10" (1.96m x 0.56m)

Entrance Hall

Living Room

14'9" x 13'5" (4.50m x 4.09m)

Dining Room

10'9" x 9'3" (3.27m x 2.81m)

Conservatory

Kitchen

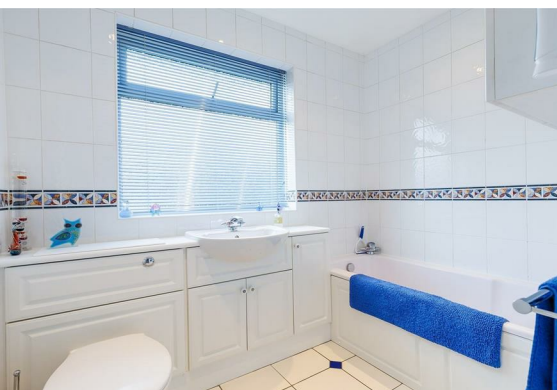
10'9" x 9'10" (3.27m x 3.00m)

Utility Area

7'7" x 4'11" (2.31m x 1.50m)

Cloakroom WC

4'10" x 2'10" (1.47m x 0.86m)



FIRST FLOOR

Bedroom One

15'0" x 10'2" (4.58m x 3.10m)

Bedroom Two

11'5" x 11'8" (3.49m x 3.56m)

Bedroom Three

10'6" x 7'5" (3.19m x 2.26m)

Bathroom

7'11" x 5'2" (2.41m x 1.57m)

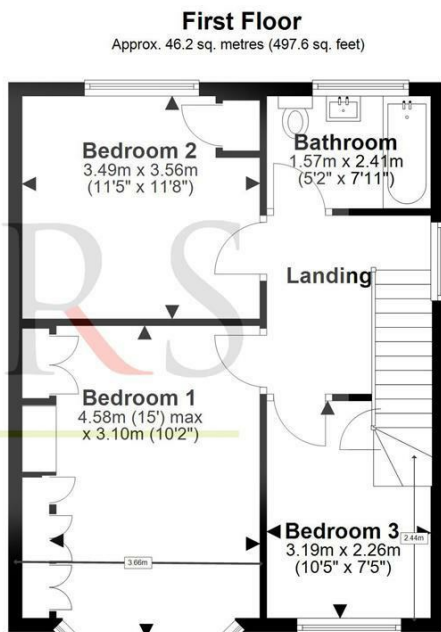
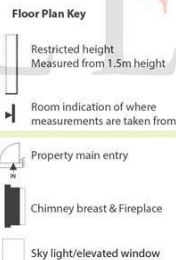
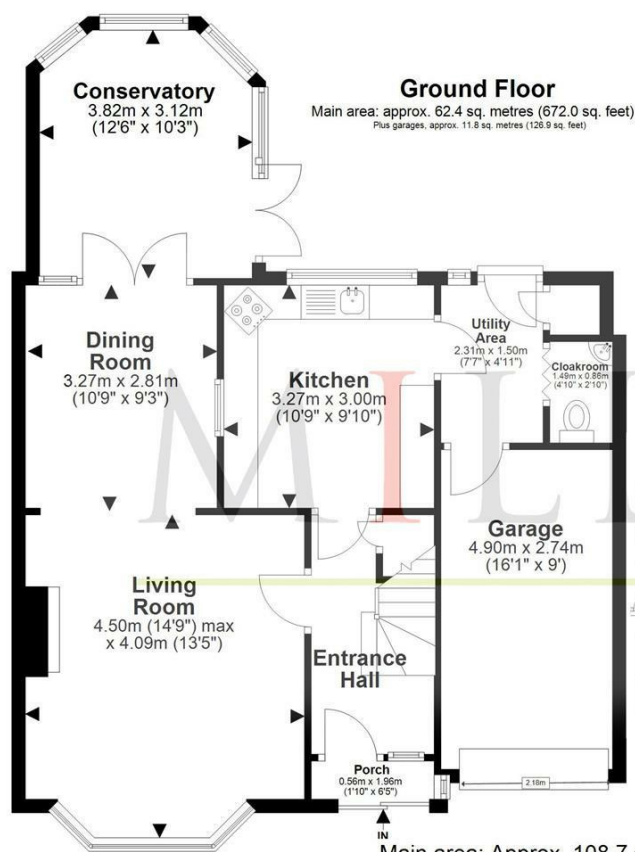
EXTERNAL AREA

Garage

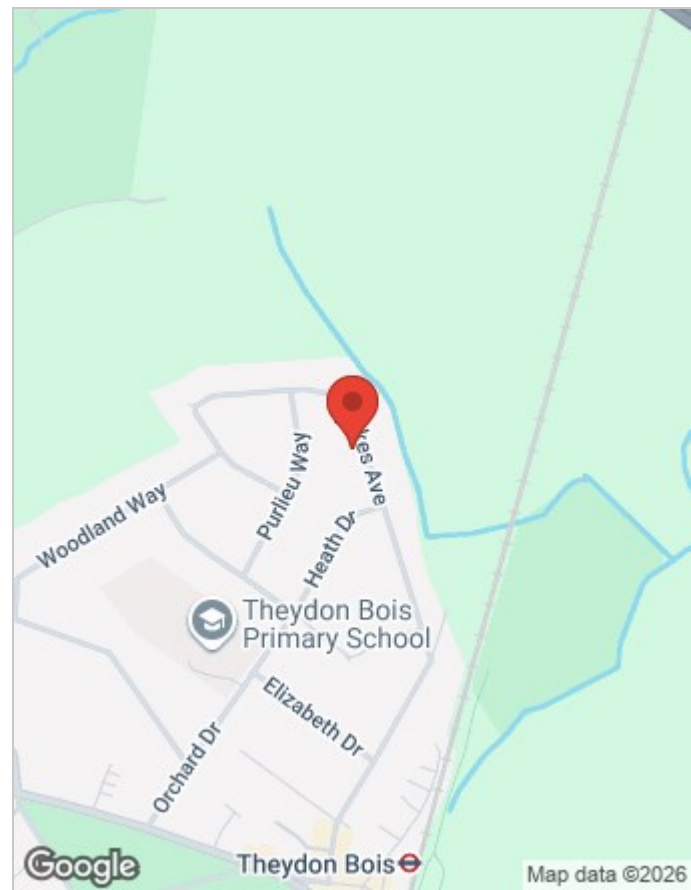
16'1" x 9' (4.90m x 2.74m)

Rear Garden

90' x 32'5" (27.43m x 9.88m)



Main area: Approx. 108.7 sq. metres (1169.6 sq. feet)
Plus garages, approx. 11.8 sq. metres (126.9 sq. feet)
Total area including garage : approx. 120.5 sq metres (1296.5 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
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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