



**Purlieu Way, Theydon Bois**

**Price Range £900,000 to £950,000**



**MILLERS**  
ESTATE AGENTS

This inviting three-bedroom family home offers over 1,400 square feet of thoughtfully arranged living space, with a remarkable rear garden stretching to around 107 feet. Stepping through the porch, you are welcomed by a bright hallway that leads naturally into the heart of the home. At the front, a generous living room with a bay window creates a peaceful spot to unwind, while the separate dining room is perfectly suited for gathering with friends and family.

The kitchen forms the heart of the home, seamlessly connecting to a rear dining area that encourages easy movement and togetherness—ideal for modern family life. A versatile study looks out over the garden, offering a peaceful spot for work or play. Practical touches include a ground floor WC and a handy store room, making everyday living that bit easier.

Upstairs, three well-sized bedrooms await, including two spacious doubles and a comfortable single room—each thoughtfully arranged around a central landing. The family bathroom is conveniently placed to serve all bedrooms, ensuring comfort for everyone.

At the back of the home, a truly impressive garden stretches to nearly 108 feet, providing a wonderful canvas for outdoor living. Whether you dream of landscaped borders, a play area, or even future extension (subject to planning), this deep garden is a rare find and a real centrepiece of the property.

With its generous proportions, three bedrooms, multiple reception rooms, a dedicated study, and practical ground floor WC, this home offers both comfort and flexibility. There is also excellent potential to extend, subject to the usual planning permissions, making it a home that can grow with your needs.





## GROUND FLOOR

### Porch

3'4" x 6'0" (1.02m x 1.83m)

### Entrance Hall

12'2" x 6'0" (3.71m x 1.83m)

### Study

13'9" x 8'0" (4.18m x 2.44m)

### Living Room

15'0" x 13'4" (4.58m x 4.06m)

### Dining Room

10'8" x 9'4" (3.25m x 2.84m)

### Kitchen Breakfast Room

10'8" x 10'0" (3.25m x 3.05m)

### Family Room

14'6" x 8'6" (4.42m x 2.58m)

### Landing

8'8" x 7'9" (2.63m x 2.36m)

### Inner Lobby

2'4" x 5'5" (0.72m x 1.66m)

### Cloakroom

2'5" x 5'2" (0.74m x 1.57m)

## FIRST FLOOR

### Bedroom One

14'10" x 10'2" (4.53m x 3.10m)

### Bedroom Two

11'7" x 11'7" (3.54m x 3.53m)

### Bedroom Three

10'6" x 7'5" (3.21m x 2.25m)

### Bathroom

5'10" x 7'9" (1.78m x 2.36m)

## EXTERNAL AREA

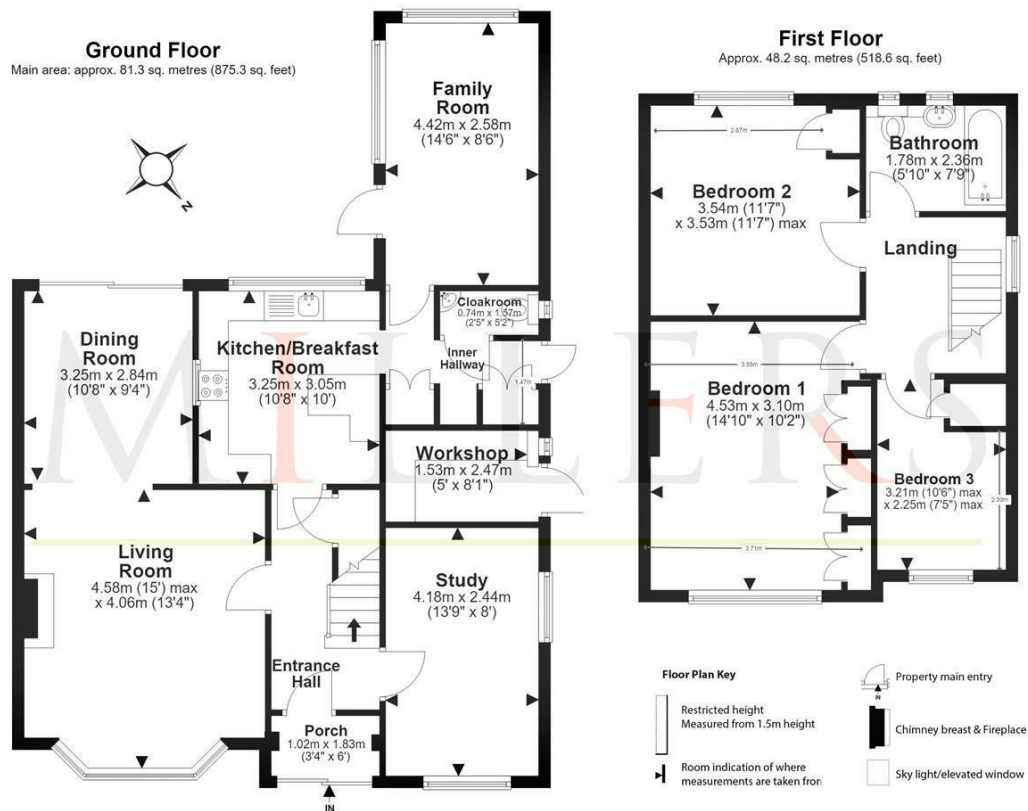
### Workshop

5'0" x 8'1" (1.53m x 2.47m)

### Rear Garden

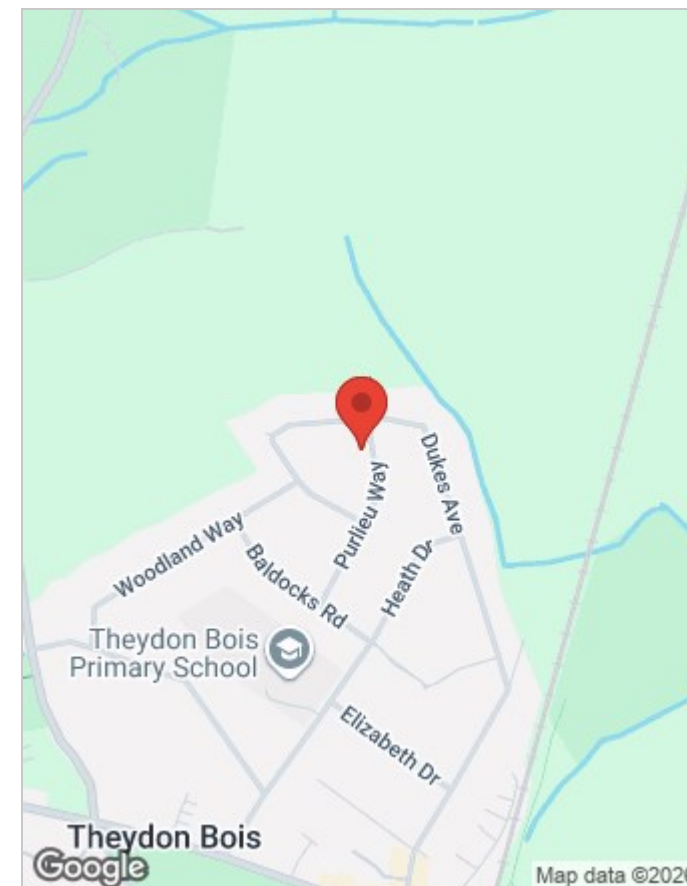
110' x 35' (33.53m x 10.67m)





Main area: Approx. 129.5 sq. metres (1393.9 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 are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk