



Green Glade, Theydon Bois
Guide Price £600,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £600,000 TO £625,000 *
 EXTENDED ACCOMMODATION * MIDDLE
 TERRACED HOUSE * DRIVEWAY FOR OFF
 STREET PARKING * EXCELLENT CONDITION
 THROUGHOUT * DESIRABLE VILLAGE
 LOCATION *

Millers are pleased to offer for sale this middle terraced tunnel link home in excellent decorative order. The property is situated in a highly desirable village location close to the central line train station, village shops and village green and duck pond.

The accommodation comprises a front entrance door leading to an entrance hall with stairs ascending to the first floor. A doorway leads to the living room with feature central fireplace and chimney breast, opening onto a dining room, there is access to a modern fitted kitchen. The first floor landing leads to two double bedrooms, one with built wardrobes, plus good size single bedroom currently used as an office, there is a superb modern tiled shower room. Outside, to the front of the property is a paved driveway allowing off street parking for two vehicles, there is a side access. The rear garden has a patio area to the immediate rear with an Astroturf lawn for easy maintenance, shrub and bush borders, along with a further rear patio area having a timber summerhouse and timber garden shed.

Green Glade is a popular residential turning well placed for all the local amenities, Theydon Bois is a highly desirable and popular village arranged around the central village Green, complete with duck pond. There is a range of shops, public houses and restaurants. Schooling is provided at Theydon Bois Primary School, Davenant and ESJ Epping g St Johns Comprehensive schools are a short drive. Access to London is provided via the central line tube station and Junction 26, M25 motorway at Waltham Abbey is 3.4 miles.





GROUND FLOOR

Living Room

16'4" x 11'9" (4.99m x 3.58m)

Dining Room

6'5" x 16'4" (1.96m x 4.97m)

Kitchen

12'1" x 7'11" (3.68m x 2.41m)

FIRST FLOOR

Bedroom One

10'7" x 8'9" (3.23m x 2.67m)

Bedroom Two

8'2" x 12'3" (2.50m x 3.73m)

Bedroom Three

9'1" x 9'6" (2.76m x 2.90m)

Shower Room

5'5" x 7'1" (1.65m x 2.16m)

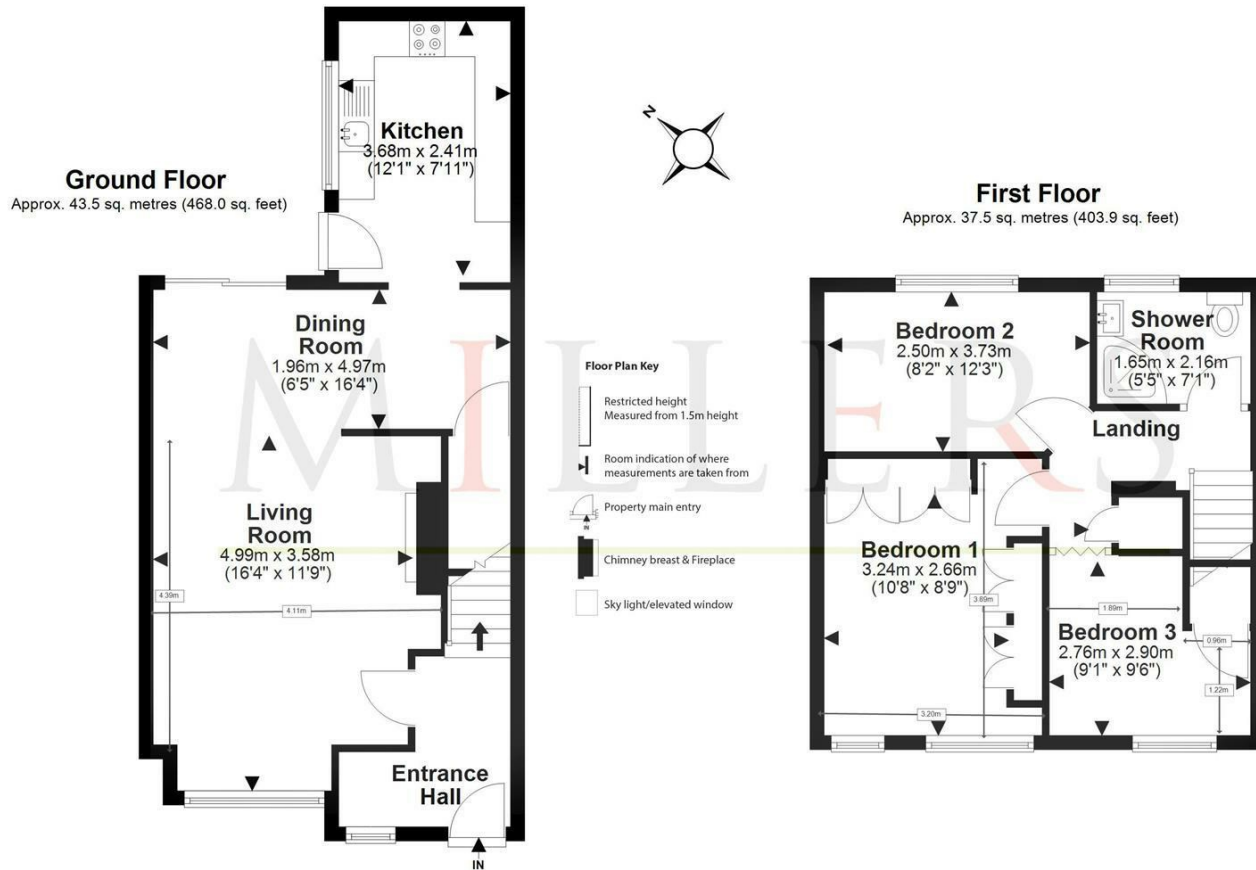
EXTERNAL AREA

Front Driveway

Rear Garden (MAX)

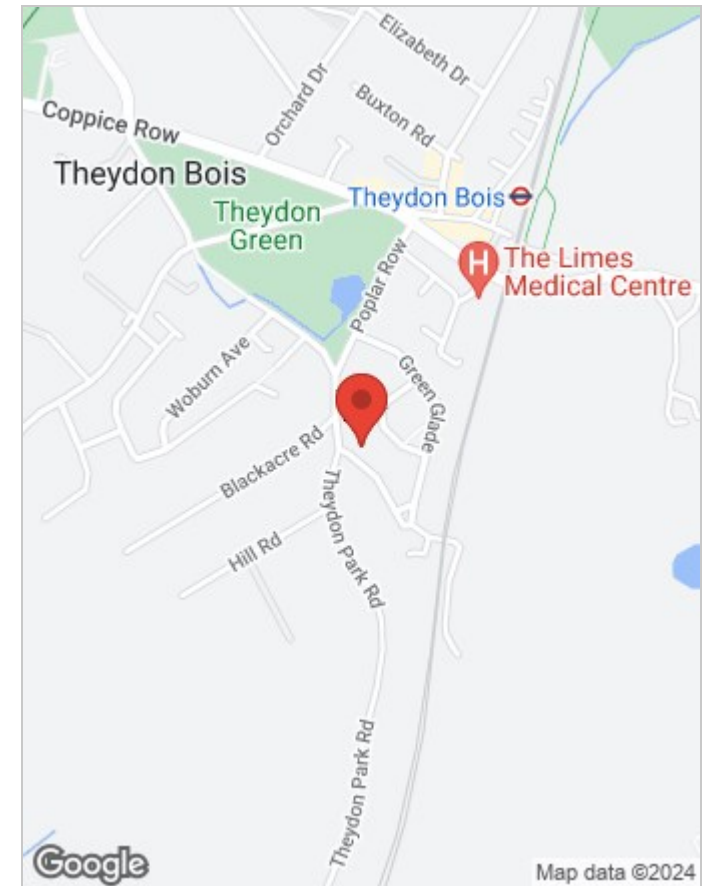
40'5" x 20'0" (12.32m x 6.12m)





Total area: approx. 81.0 sq. metres (871.9 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
Plan produced using PlanUp.



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		86	(81-91) B		
(69-80) C	69		(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			England & Wales		
EU Directive 2002/91/EC			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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