



**Heath Drive, Theydon Bois**  
**O.I.E.O £975,000**



**MILLERS**  
ESTATE AGENTS

Nestled in the charming Theydon Bois village, this delightful detached family home on Heath Drive presents an excellent opportunity for those seeking a property with fantastic potential. Boasting two spacious reception rooms, this house offers ample space for both relaxation and entertaining. The three/four well-proportioned bedrooms provide comfortable accommodation for families.

This property has great potential for extensions, subject to the usual planning. The house is situated on a great plot and has a beautifully presented rear garden as well as ample space to the front for parking.

This is a rare opportunity to acquire a detached house in a sought-after village location, perfect for those looking to create their dream home in Theydon Bois.

The house is just over a 5 minute walk to Theydon Bois Central Line station, the fabulous restaurants, shops and pubs in the village and even closer to Theydon Primary School and The Village Montessori Nursery. Epping Forest and the well known Oak Trail are just as close, with the village green, playground and duck pond a few minutes walk in the other direction. As if this wasn't enough, there are also great transport links with M25/M11 junctions a short drive away.





**Porch**

8'3 x 3'10 (2.51m x 1.17m)

**Entrance Hall**

**Living Room**

16'8" x 11'5" (5.07m x 3.48m)

**Study**

9'2" x 7'0" (2.79m x 2.13m)

**Cloakroom**

3'10 x 2'6 (1.17m x 0.76m)

**Bathroom**

6'11 x 5'8 (2.11m x 1.73m)

**Family Room**

20'6" x 11'5" (6.25m x 3.48m)

**Kitchen**

10'0" x 7'0" (3.06m x 2.13m)

**Laundry Room**

7'7" x 7'6" (2.31m x 2.28m)

**Garage**

14'3 x 8'9 (4.34m x 2.67m)

**Landing**

**Bedroom 1**

14'8" x 19'1" (4.48m x 5.81m)

**Shower Room**

5'9 x 6'6 max (1.75m x 1.98m max)

**Separate Toilet**

3'11 x 3'9 (1.19m x 1.14m)

**Bedroom 2**

12'8" x 19'1" (3.87m x 5.81m)

**Wash Area**

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

**Cupboard**

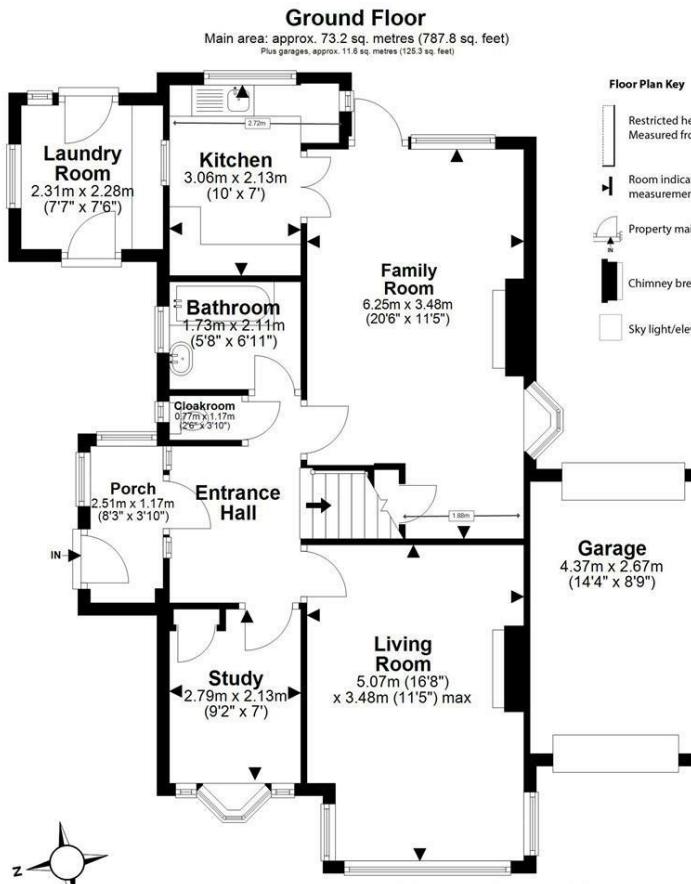
**Bedroom 3**

7'6" x 14'8" (2.29m x 4.47m)

**EXTERIOR**

**Rear Garden**

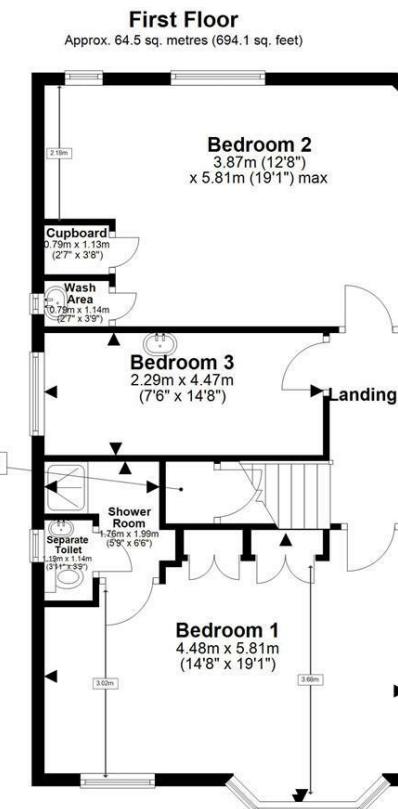
85'0 x 50'0 (25.91m x 15.24m)



## 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                    |   | 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential               |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |                         |
| England & Wales   |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: [sales@millersepping.co.uk](mailto:sales@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)