

## THRIFTS MEAD, THEYDON BOIS CM16



**\*\* IN OUR OPINION An EXCELLENT OPPORTUNITY to Purchase This NICELY PRESENTED & GENEROUS SIZED FAMILY HOME BLENDING PRACTICAL FAMILY LIVING \*\* The Property Offering Ideal MODERN LIVING Throughout \*\* Also WONDERFULLY Situated within THIS SOUGHT AFTER CUL-DE-SAC \*\* In the Heart of THIS POPULAR VILLAGE OF THEYDON BOIS \*\***

**\*\* Located within a short stroll to THE VILLAGE GREEN \*\* VILLAGE SHOPS & RESTAURANTS, POPULAR PUBS \*\* THEYDON BOIS STATION BEING ZONE 6 with its CENTRAL LINE LEADING INTO THE CITY OF LONDON & WEST LONDON \*\* Access to the near by POPULAR MARKET TOWN OF EPPING \*\* POPULAR WALKS to the NEARBY EPPING FOREST with its many CYCLE ROUTES \*\* UNIQUE OPPORTUNITY \*\***

**\*\* The Property's Many Features \*\* BEAUTIFULLY PRESENTED Family Home \*\* Nicely Appointed FITTED KITCHEN-BREAKFAST ROOM \*\* FITTED FAMILY BATHROOM & EN-SUITE \*\* TWO RECEPTIONS \*\* FAMILY ROOM \*\* WORKROOM \*\* SECLUDED LANDSCAPED GARDENS \*\* OWN DRIVEWAY Leading to PITCHED ROOF GARAGE \*\***

**\*\* OFFERING FURTHER SCOPE (Subject to Planning & Building Regulations) in Creating Additional Living Space into the Loft Area & Garage For Growing Families \*\* WE STRONGLY RECOMMEND EARLY VIEWINGS TO AVOID DISAPPOINTMENT.**

**PRICE: OFFERS IN EXCESS OF £825,000 FREEHOLD**

**PROPERTY DETAILS:**

**ENTRANCE:**

Via UPVC double glazed door which is partly glazed leading into reception hallway.

**RECEPTION HALLWAY:**

12' 4" x 11' 7" (3.76m x 3.53m)

Stairs leading to first floor landing, radiator, oak wood flooring, doors leading to ground floor cloakroom, lounge, dining area-family room, study & kitchen-breakfast room.

**GROUND FLOOR WC:**

Comprising low flush WC, wash basin with mixer taps, tiled walls, tiled flooring, radiator & UPVC double glazed window to aspect.

**STUDY-PLAYROOM:**

8' 9" x 6' 5" (2.67m x 1.96m)

Oak wood flooring, radiator & UPVC double glazed window to aspect.

**LOUNGE:**

12' 6" x 12' 4" (3.81m x 3.76m)

Oak wood flooring, radiator & UPVC double glazed window to aspect.

**KITCHEN-BREAKFAST ROOM:**

12' 8" x 9' 2" (3.86m x 2.79m)

In Our Opinion Nicely fitted kitchen in Gloss White comprising base & Eye level units, ample granite worktop surfaces, one and a half stainless steel sink unit with mixer taps, cooker point, built-in fitted dish washer, stainless steel extractor hood, plumbed for washing machine, feature vertical radiator, built-in fitted fridge freezer, tiled flooring, partly tiled walls, UPVC double glazed window & UPVC double glazed door leading into the garden & patio area.

**DINING AREA:**

12' 6" x 12' 4" (3.81m x 3.76m)

In Our Opinion Ideal Family Area & Entertaining Room, oak wood flooring, radiators, TV point, wall light fittings.

**FAMILY ROOM:**

12' 6" x 12' 4" (3.81m x 3.76m)

Oak wood flooring, dual aspect room offering natural light from side & rear aspects, UPVC double glazed windows & double doors leading into the rear garden nicely combining outside patio

entertaining area.

**FIRST FLOOR LANDING:**

Access to loft area, doors leading to all bedrooms & family bathroom.

**MASTER BEDROOM:**

12' 8" x 12' 6" (3.86m x 3.81m)

In Our Opinion Sizable & Airy Room with built-in wardrobes, radiator, UPVC double glazed window to aspect, laminated flooring & door leading into the en-suite.

**EN-SUITE:**

6' 6" x 5' 3" (1.98m x 1.60m)

Nicely Present & fitted suite, comprising double walk-in cubicle with mixer head & taps, low flush WC, wash basin with mixer taps & built-in storage cupboard fully tiled walls, tiled flooring, extractor fan, heated towel radiator & UPVC double glazed window to aspect.

**BEDROOM TWO:**

11' 7" x 10' 2" (3.53m x 3.10m)

Built-in wardrobes, radiator & UPVC double glazed window to aspect.

**BEDROOM THREE:**

10' 1" x 6' 6" (3.07m x 1.98m)

Radiator, UPVC double glazed window to aspect & built-in storage/wardrobe.

**BEDROOM FOUR:**

9' 7" x 7' 4" (2.92m x 2.24m - Narrowing to 6'6) L-Shaped

Recess for storage cupboard, radiator & UPVC double glazed window to aspect.

**FAMILY BATHROOM:**

6' 2" x 5' 5" (1.88m x 1.65m)

Nicely Presented & fitted suite, comprising of low flush WC panelled bath with mixer taps & shower attachments, wash hand basin with mixer taps with storage cupboard, tiled wall, tiled flooring, radiator & UPVC double glazed window to aspect.

**EXTERIOR:**

**FRONT:**

Block paved, side gated pedestrian access leading to the rear and driveway to garage & off street parking.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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## REAR:

Landscaped garden, in our opinion secluded gardens leading onto paved patio area, lawn areas, round feature shrub/flower borders with mature trees to the rear & high brick wall to the side garden offering further seclusion, shed, exterior lighting, exterior taps, side pedestrian access, doors leading into garage & workroom.

## GARAGE-WORKROOM:

19' 0" x 9' 7" (5.79m x 2.92m)

Pitched tiled Apex roof, power points, tap, lighting & up & over door, wall mounted gas boiler servicing heating & domestic hot water.

## WORKROOM-STUDIO:

12' 10" x 9' 7" (3.91m x 2.92m)

Fully usable workspace, laminated flooring, UPVC double glazed window to rear aspect, UPVC double glazed door, radiator & internet point. In Our Opinion ideal use for many activities, ready to use.

## ADDITIONAL NOTES:

\*\*\*The property in our opinion is a wonderful opportunity within this Popular & Sought After Village Location with it's Independent Village shops, restaurants local pub and Theydon Bois Rail Station with its Zone 6 Central Line Leading into Stratford Station, Central London's Liverpool Street Station & West London\*\*\*

\*\*\*The property offers generous family living throughout & also having further scope subject building regulations and planning permissions by extending into the loft area creating further bedroom with on-suite-dressing area and change of use the garage into a further family-kids room. Located within a short stroll to the Village Green access to Loughton, Woodford Green, Abridge and the market town of Epping\*\*\*

\*\*\*This rarely available property is strongly recommended to view at your earliest convenience which in our opinion is an ideal long term family home\*\*\*

Please Note: The Property is being Marketed with a Guide Price £825,000.00 - £850,000.00 with Offers In Excess Of £825,000.00.

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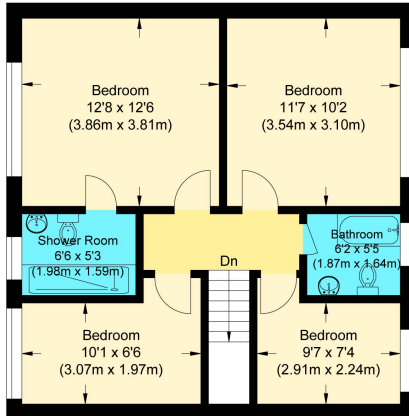
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# THRIFTS MEAD, THEYDON BOIS, CM16



**First Floor**



**Ground Floor**

## Thrifts Mead Theydon Bois CM16 7NF

Approximate Gross Internal Floor Area : 126.30 sq m / 1359.48 sq ft  
 (Excluding Garage / Office)

Garage / Office : 28.80 sq m / 310.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	