

39B Blackacre Road
Theydon Bois, Epping, CM16 7LT

Offered to the market on a chain free basis is this charming detached family home that has been comprehensively updated throughout. Offering four bedrooms, two bathrooms and generous living space across two floors, it combines characterful period touches with a full programme of modern improvements - all set in a quiet position with exceptional views and in close proximity to Epping Forest.

You enter through the hallway into a charming living room, where elegant Crittall doors open through into the heart of the home: a stunning open-plan kitchen/dining room spanning the rear of the property. Fitted with a brand-new modern kitchen, the space is finished with striking panelled walls and doors leading directly out to the rear garden - making it ideal for both everyday family life and entertaining. The kitchen is equipped to an exceptional standard, including a Quooker tap, a double American-style fridge freezer with ice maker, and a wine cooler. A downstairs WC and a spacious garage complete the ground floor.

Upstairs are four well-proportioned bedrooms. The principal bedroom features attractive wall panelling and one further bedroom benefits from its own ensuite, while a stylish family bathroom serves the remaining bedrooms.

Outside, the sunny and private feel of the back garden is enhanced by a large patio area, perfect for relaxing or hosting. A very large outbuilding offers superb flexibility - ideal as a gym, home office or hobby room - with a separate garden store area and side access to both sides of the house. To the front, a driveway provides off-street parking.

The property is also fully double glazed throughout.







Tenure Freehold
Council Epping Forest







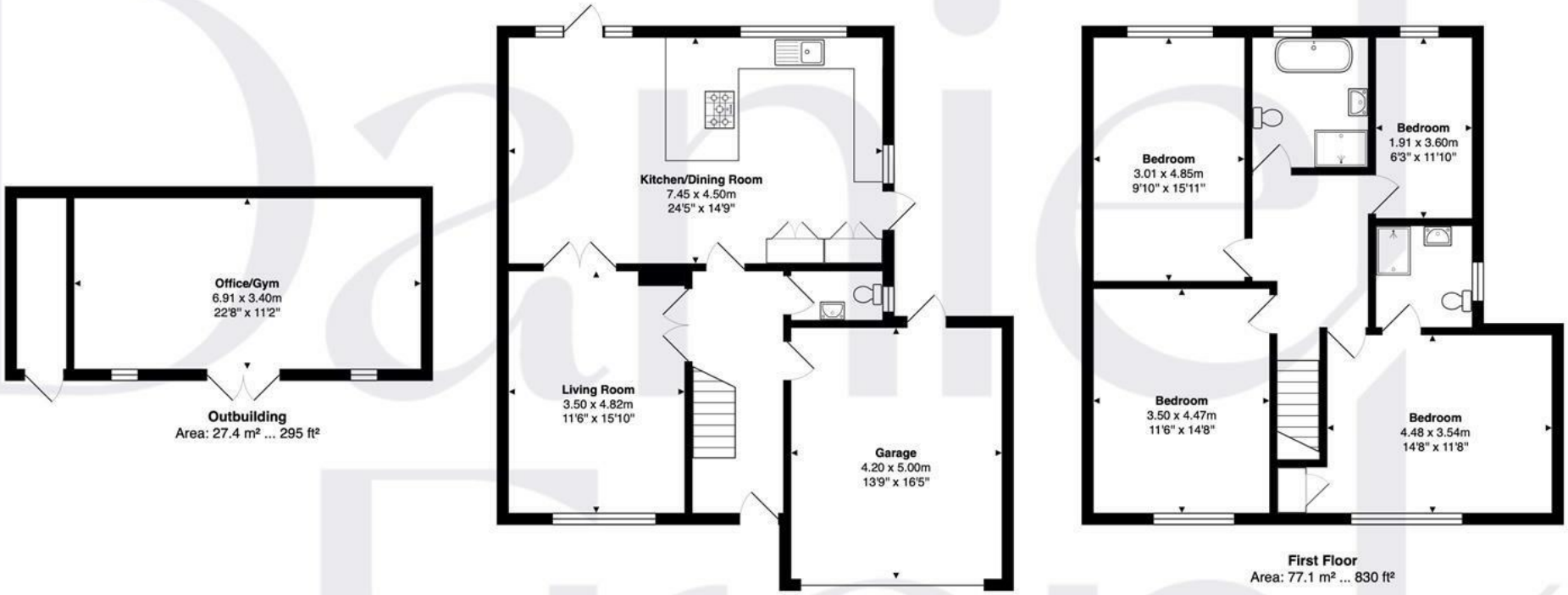
Your Next Chapter







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Total Area: 189.4 m² ... 2039 ft²

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Recent improvements include:

- New kitchen and bathrooms throughout
- Fully replastered, with new coving, skirting and wall panelling to the dining area and principal bedroom
- Updated electrical wiring with numerous new chrome sockets and switches
- New internal doors and ironmongery throughout
- Roof insulated and boarded
- New staircase banister
- New alarm system
- New ceiling and wall lighting, carpets and curtains
- New soffits, fascias and external lighting
- New garage door installed, designed to complement and match the style of the front door

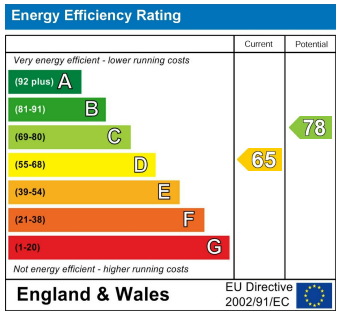
Quietly positioned with exceptional views, the property enjoys close proximity to Epping Forest and is within walking distance of open local green land. It is just a 0.6-mile stroll to Theydon Bois Central Line station, offering direct links into the City and West End, with the village's amenities, restaurants and shops all close at hand.

Images include CGI and virtual staging for illustrative purposes only. They may not reflect the current condition or contents of the property. Fixtures and furnishings shown are not included unless stated.

WHY THEYDON BOIS?

Theydon Bois is an incredibly popular village with a good selection of local amenities including a variety of shops, pubs and restaurants. Theydon Bois Central Line Station provides easy access into The City and West End. Liverpool Street is approximately a 37-minute journey by train. There is a typical village green complete with a duck pond, a park and a well-regarded golf course. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. Epping Forest provides vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The M25 and M11 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.







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