

BUTLER & STAG

# 11 Hornbeam Close, Theydon Bois

Epping

Offers Over £800,000



# 11 Hornbeam Close

## Theydon Bois, Epping

Set in a sought-after position in Theydon Bois, this attractive extended bungalow offers spacious and flexible accommodation, with a high-quality finish throughout and a lovely south-facing garden.

- Stunning Semi-Detached Chalet Bungalow
- Three Double Bedrooms/Two Bathrooms
- Fully Modernised Throughout To Exacting Standards
- Southerly Facing Rear Garden Extending To Circa 50 ft
- Off-Street Parking For Two Vehicles
- Detached Garage
- Quiet Cul-De-Sac Turning
- 0.2 Miles To Theydon Bois Central Line Station & Village Shops/Restaurants/Pubs
- Chain Free
- 0.4 Miles To Theydon Bois Primary School & Catchment For Both Davenant Foundation (0.7 Miles)/ Debden Park High School (1.1 Miles)



The generous reception room is a particularly inviting space, with plenty of natural light and wide bi-fold doors opening directly onto the rear garden. This creates a seamless connection between the indoor and outdoor areas and makes the room ideal for both relaxing and entertaining.

The adjoining kitchen has been thoughtfully designed with a contemporary shaker-style finish, complemented by quartz work surfaces and a range of integrated appliances. The overall layout provides excellent everyday living space while retaining a feeling of openness and versatility.

There are currently three bedrooms, with the principal bedroom benefiting from its own en-suite shower room and a useful walk-in wardrobe. The accommodation offers further flexibility, with the potential to alter the existing layout to create an additional bedroom if desired. A family bathroom, incorporating a separate shower, serves the remaining bedrooms.

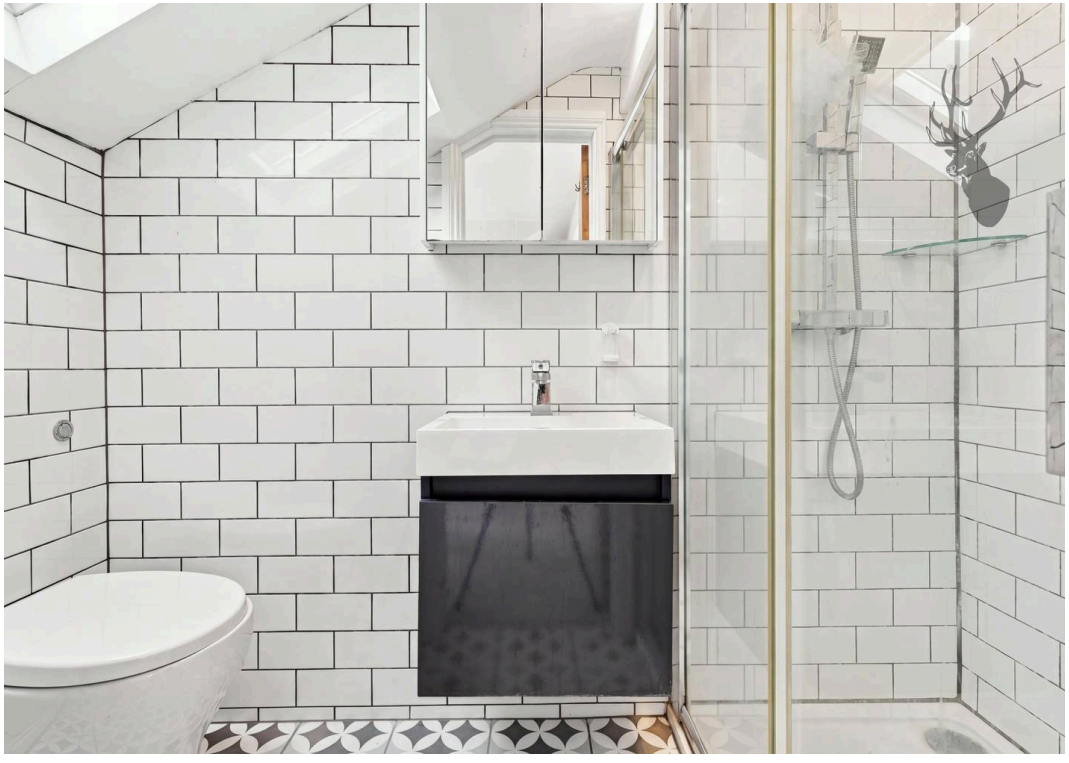
Presented in excellent decorative condition, the property is ready to move into with little or nothing to do. Outside, the south-facing rear garden provides a pleasant private space, while the detached garage and off-street parking are valuable additional features.

Hornbeam Close is one of the most sought after turnings in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, pubs, restaurants and offers easy access into Epping Forest, with its deer sanctuary. Transport links into London are excellent with Theydon Bois Underground Station being within walking distance and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.













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**Approx. Gross Internal Area 110.6 sq. metres (1190.2 sq. feet)**



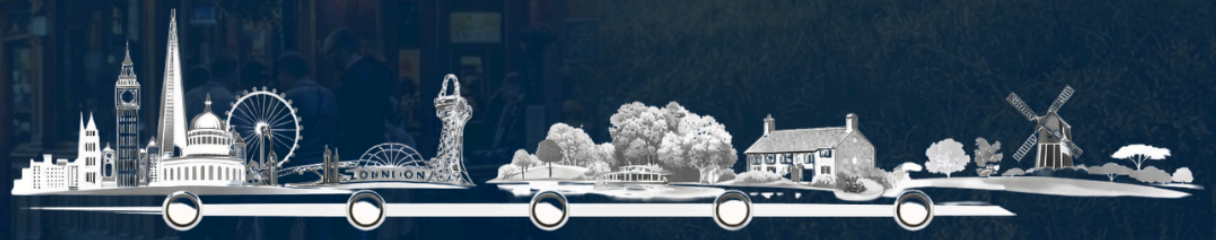

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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