



1a Graylands, Theydon Bois  
Epping

Guide Price £600,000

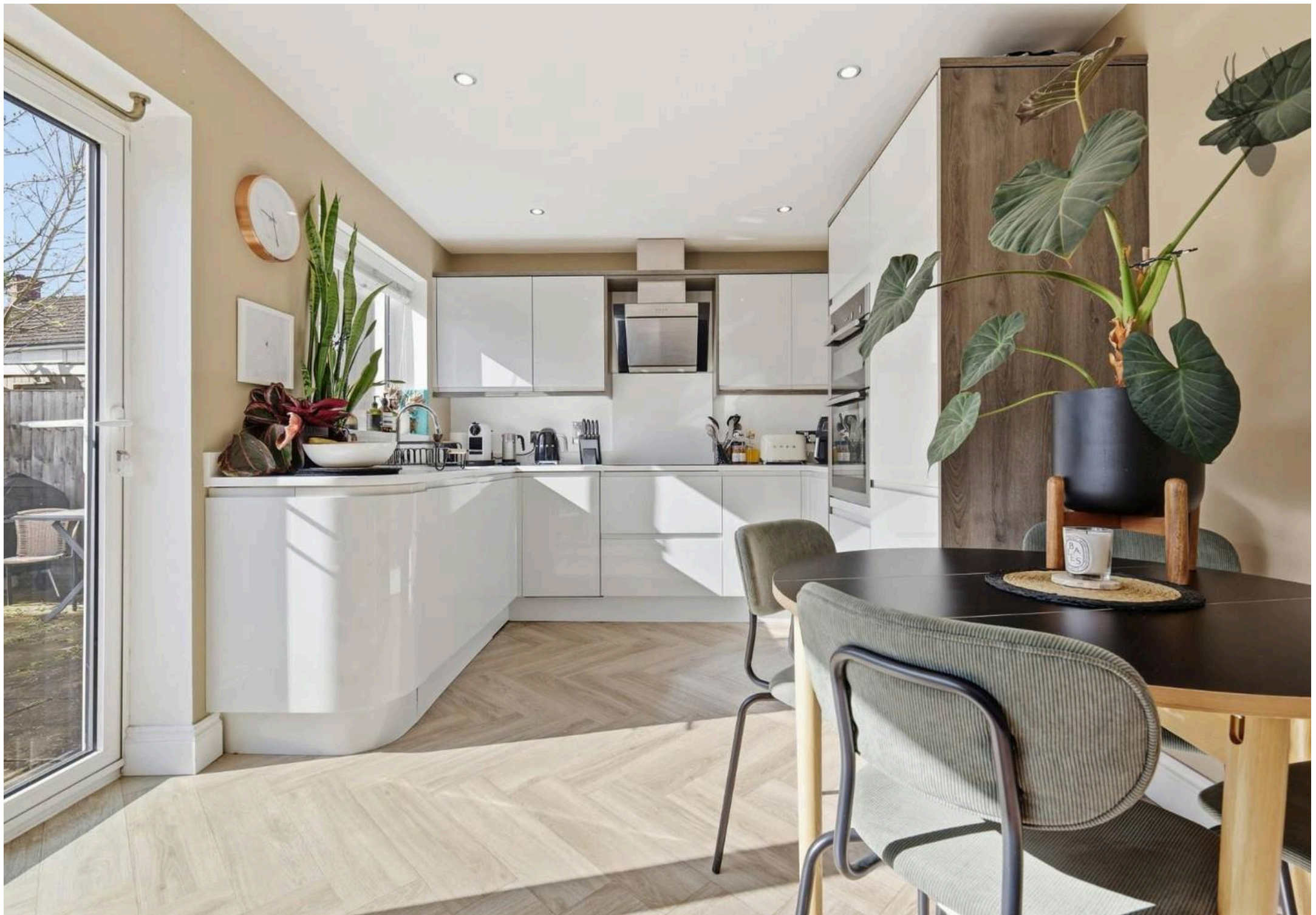


## 1a Graylands

Theydon Bois, Epping

£600,000–£625,000 Guide Price. A simply stunning and modern well formed two bedroom detached home with off-street parking and luxury fittings throughout. This recently built detached home is located just a short walk to Theydon Bois Train Station (Central Line), fine restaurants, shops and local amenities.

- Off Street Parking For Two/Three Vehicles
- Previous Planning Permission Granted For Loft Extension - Ref EPF/1958/21
- Private South Facing Rear Garden
- 0.6 Miles To Theydon Bois Station
- Open Plan Kitchen/Diner
- Two Bedroom Detached House
- Remaining Builders Guarantee (30 Months)
- Stunning Throughout



Thoughtfully arranged over two floors, accommodation comprises of an inviting entrance hall, a formal living room with a bay window offering views towards Loughton Lane, kitchen/ breakfast room with integrated appliances, Corian worktops and bi-fold doors bringing the outside in and a guest cloakroom.

The first floor features two double bedrooms, a luxury bathroom and storage space. The property also has had previous planning permission granted from the local council in relation to adding a loft dormer extension offering a third bedroom with en-suite bathroom.

Externally, the south facing rear garden has been landscaped to the highest of standards with the most recent addition being the artificial lawn that's bordered by a feature wall. Side access is also available with a lockable gate.

Graylands is located in the ever popular village of Theydon Bois. The village is arranged around the green, complete with duck pond, and offers a parade of shops, several pubs and restaurants and easy access into Epping Forest. Transport links into London are excellent 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.

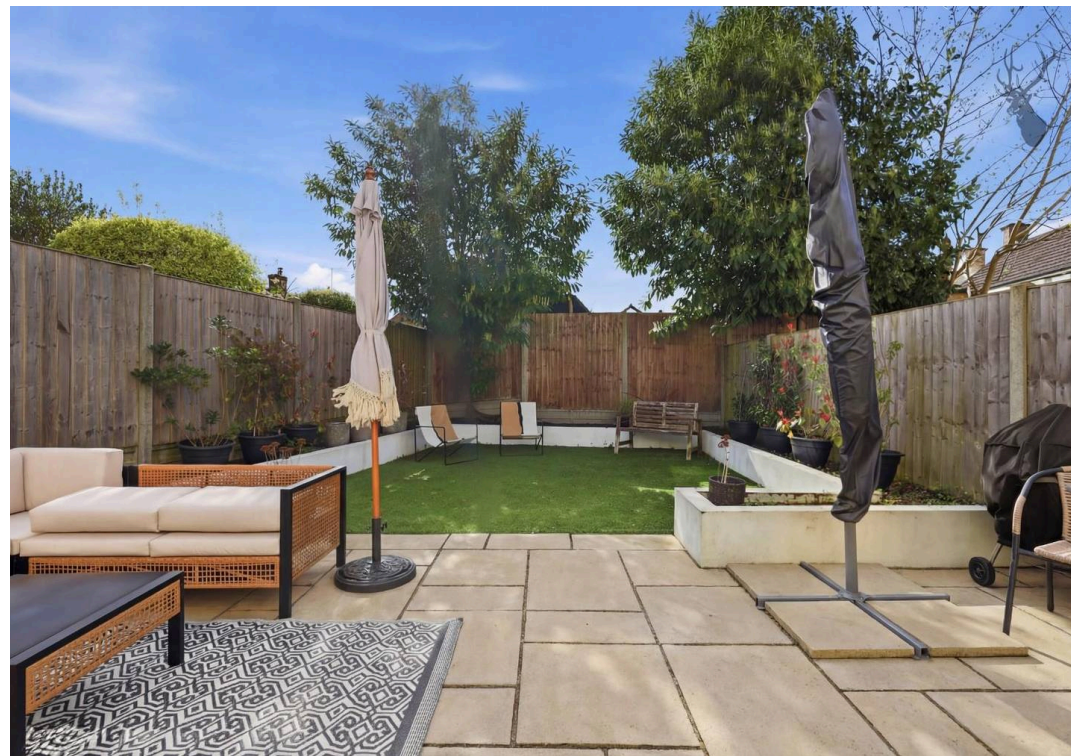
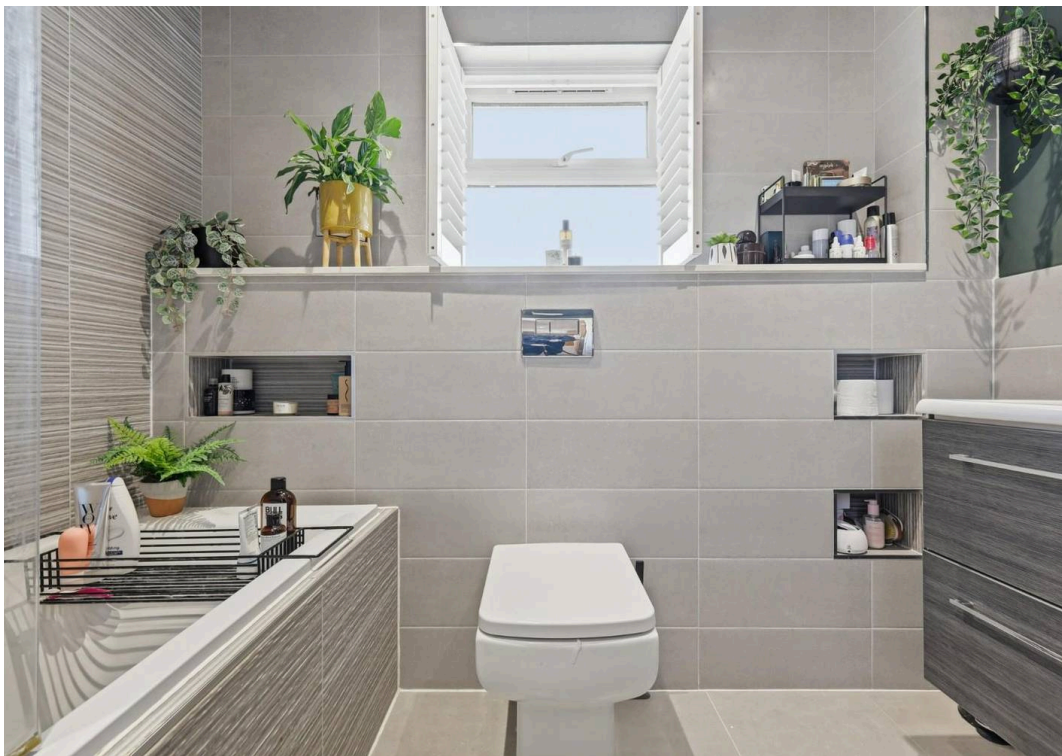
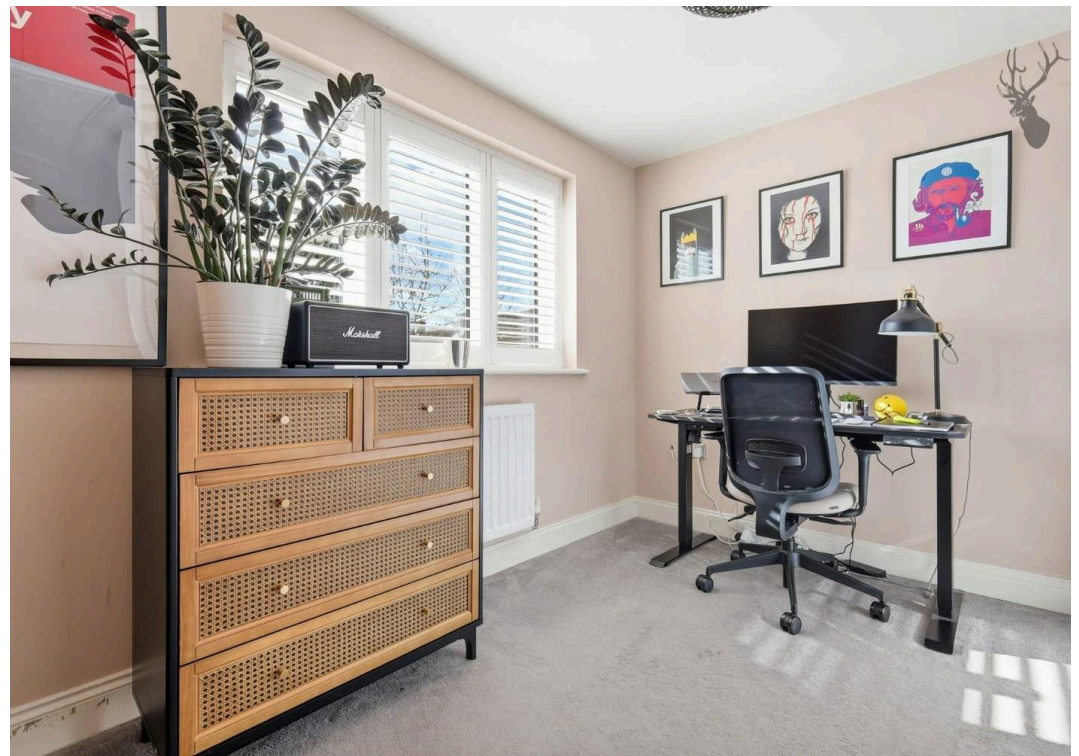
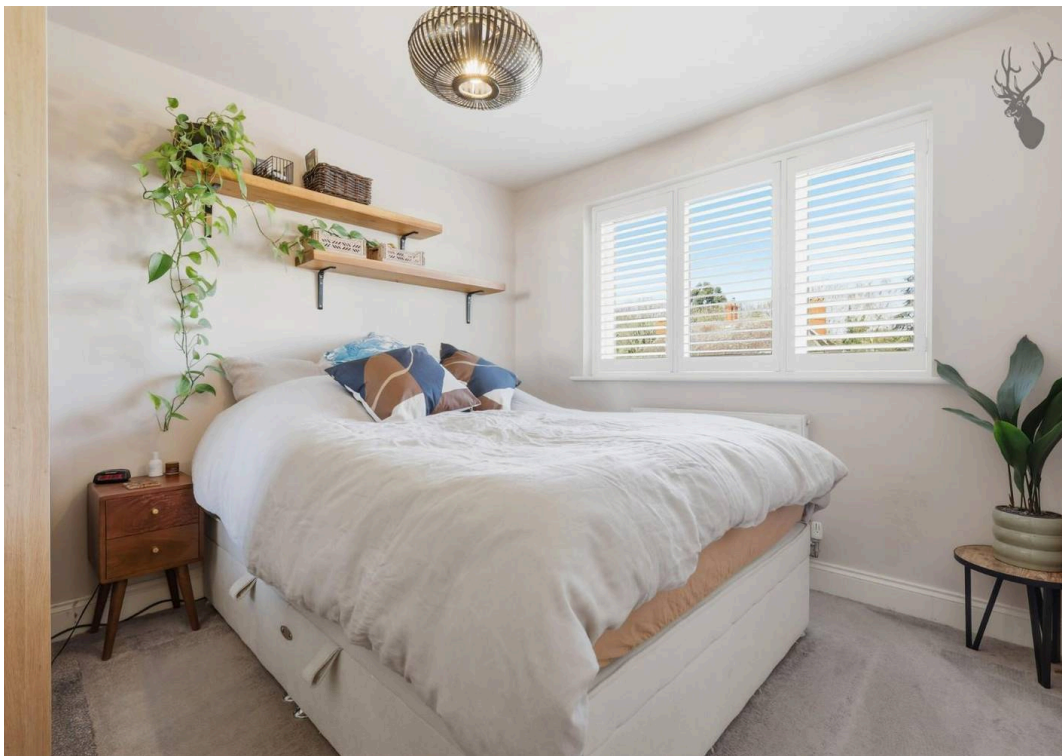
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







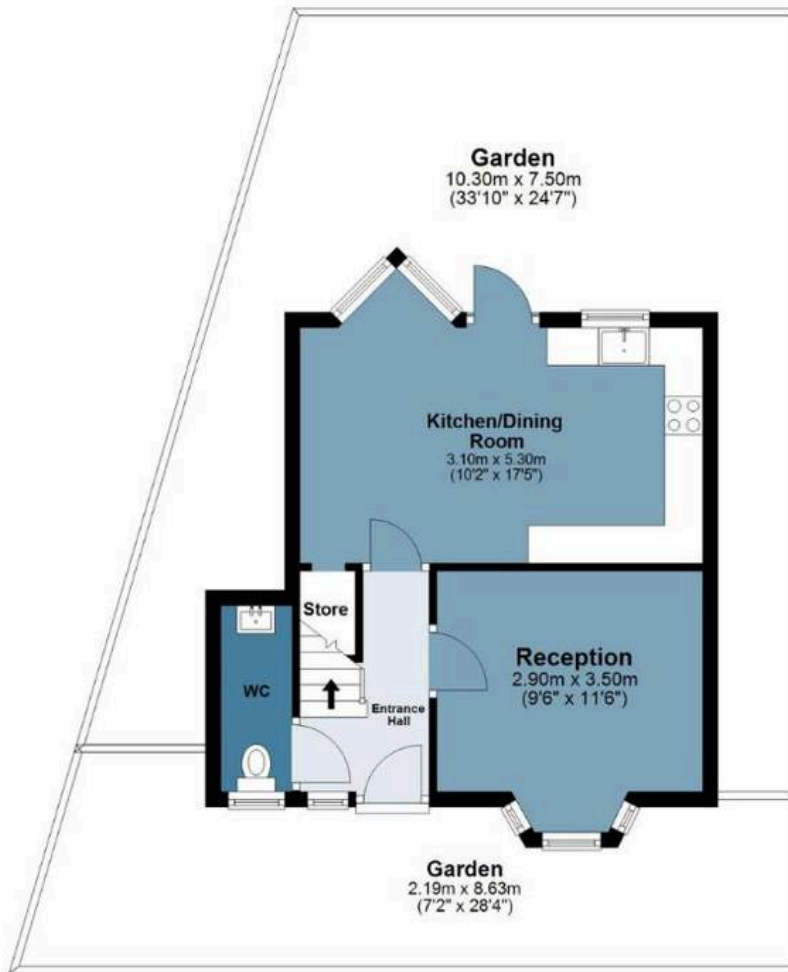
# Graylands

Approx. Gross Internal Area 68.9 sq. metres (742 sq. feet)



## Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)  
(excluding Store, Garden, Garden)



## First Floor

Approx. 30.4 sq. metres (326.9 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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01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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