

39b, Blackacre Road, Theydon Bois

Theydon Bois

Guide Price £1,250,000



39b, Blackacre Road

Theydon Bois

Situated on the desirable Blackacre Road, this generously proportioned four-bedroom detached home offers over 2,100 sq. ft. of versatile living space, perfect for modern family life.

- Spacious Kitchen/Dining Area
- Detached Family Home
- Four Bedrooms/Two Bathrooms
- Stunning Throughout
- Summer House/Office/Gym
- Off Street Parking


ROCK AND ROLL

The ground floor welcomes you with a central hallway leading to a bright and comfortable lounge, ideal for relaxing or entertaining. To the rear, the impressive open-plan kitchen/dining room provides a fantastic social hub, with ample space for cooking, dining, and family gatherings, and direct access to the expansive garden. A convenient ground floor WC and internal access to the garage add to the practicality of the layout.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a contemporary family bathroom. The layout is ideal for growing families, home working, or guest accommodation.

Externally, the property boasts a substantial rear garden, perfect for outdoor entertaining, children's play, or further landscaping potential. A standout feature is the versatile outbuilding, currently arranged as a summer house with additional store room—ideal for use as a home office, gym, studio, or hobby space.

Further benefits include a private garage and ample storage throughout.

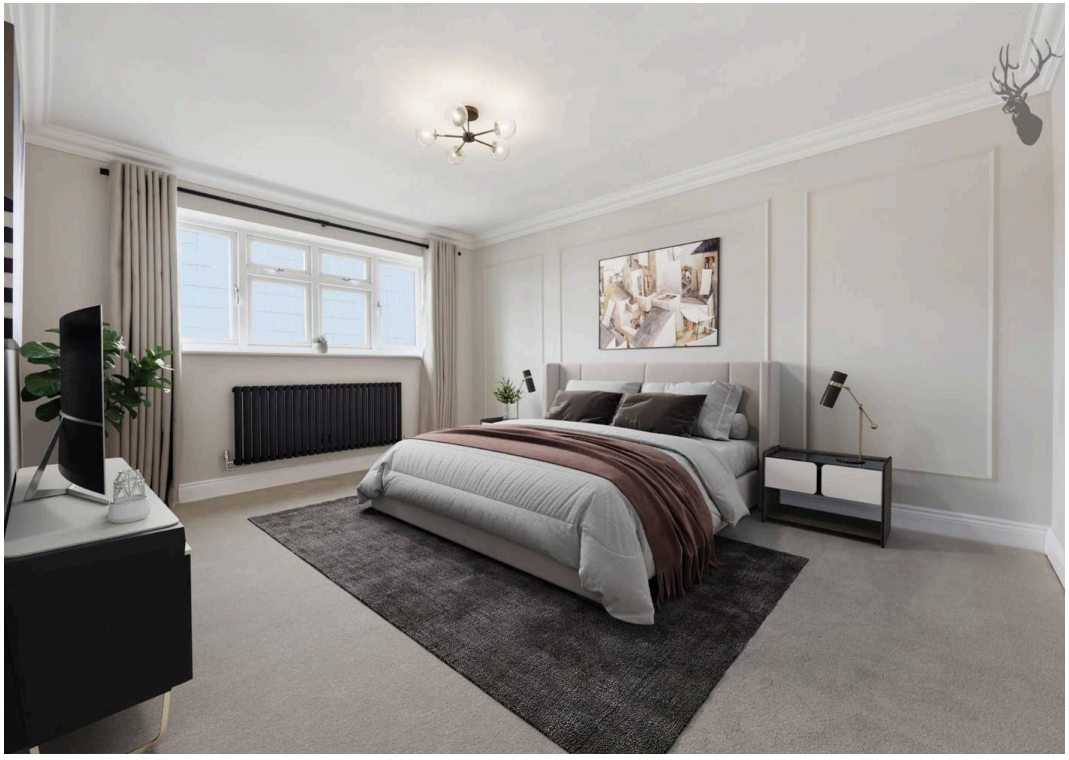
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D













Blackacre Road

Approx. Gross Internal Area 202.6 sq. metres (2180.6 sq. feet)

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Total area: approx. 202.6 sq. metres (2180.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and

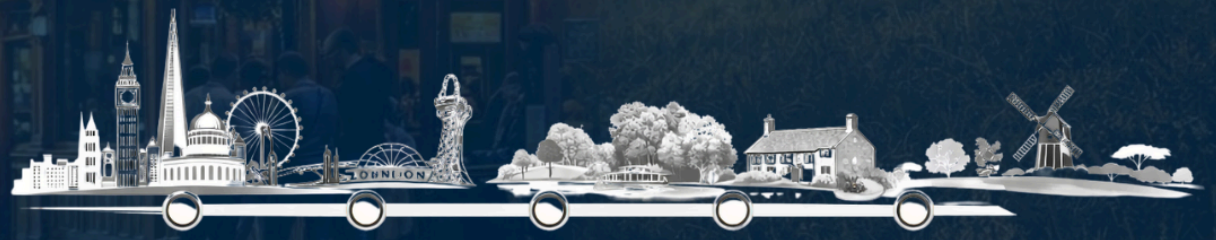
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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