Woburn Avenue, Epping, CM16

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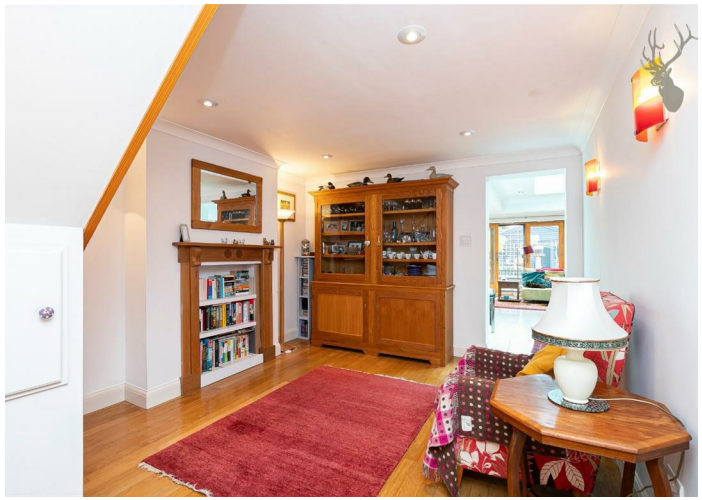

Guide Price £700,000 - £725,000

A stunning three-bedroom semi-detached house in Theydon Bois has been wonderfully devised to create a characterful living space with fine contemporary fittings.

Freehold

- Semi-Detached Edwardian Family Home
- Three Bedrooms/Downstairs WC
- Two Large Receptions/Modern Kitchen Dining Area
- Workshop/Garage
- Parking To the Rear Of Property for Two Vehicles
- Village Location

Located in a popular turning amongst similar character homes, just off the village green and within walking distance of the local shops, primary school and central line train station.

Ground floor accommodation comprises of a cosy living room with feature fireplace, separate dining room with wood flooring, and a large kitchen/breakfast room with Anderson doors opening onto the stunning rear garden, a downstairs WC completes the ground floor.

On the first floor there are three bedrooms, a large family bathroom with separate shower and bath.

Externally, the landscaped rear garden is south/east facing and screened by tall fencing. Mainly laid to lawn with flower beds, a 24' workshop with electric and a garage is found at the end of the garden.

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.

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Total area: approx. 124 Sq. meters (1335 Sq. feet) (Excluding Garage/Workshop)
Total area: approx. 162 Sq. meters (1744 Sq. feet) (Including Garage/Workshop)
For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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