Woodland Way, Epping, CM16

BUTLER & STAG

A simply stunning semi-detached, four bedroom family house in a premier location, enviably backing Theydon Bois Golf Course.

This delightful character house and has been thoughtfully extended and improved by the current owners, combining period charm with a plethora of contemporary fittings.

Freehold

- Stunning Semi-Detached House
- Immaculately Presented
- Four Bedrooms/ Two Bathrooms
- Prime Residential Turning
- Backing Theydon Golf Course
- Close to Shops & Tube

Accommodation is arranged over three floors comprising an inviting entrance hall with herringbone wood flooring leading to a formal living room with stripped and polished wooden floors, feature fireplace and plantation shutters, guest cloakroom and a utility/ boot room with side access. The rear of the property is the spectacular kitchen/ diner forming part of a recent single storey extention. The kitchen features an island with corian worktops and butler style sink, solid oak flooring, Smeg range cooker and range other integrated appliances looking onto the dining area and garden beyond the bi-folding doors. Off of the kitchen is a further room ideal for a study or playroom.

The first floor hosts three bedrooms, two of which are decent doubles and a stylish family bathroom with tasteful green mosaic tiling and bespoke storage cupboard. The master suite is found on the top (second floor) with large bedroom and shower room enjoying wonderful far reaching views over the village and golf course.

Externally, the house is approached via a recently landscaped garden with resin driveway providing off street parking for two vehicles. Side access leads to the rear garden extending close to 80', with patio, woven fencing, mature border and lawn. To rear of the garden is a gate which leads onto the golf course.

Woodland Way occupies a much sought after position 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.

3D Virtual Tour - This property has a fully immersive walk through.

Woodland Way

Ground Floor
Approx. 81 Sq. meters (872 Sq. feet)

First Floor
Approx. 48 Sq. meters (517 Sq. feet)

Second Floor
Approx. 32 Sq. meters (344 Sq. feet)

Total area: approx. 161 Sq. meters (1733 Sq. feet)
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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