



Woodland Way, Epping, CM16

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**Guide Price £925,000 - £950,000**

**Positioned in the heart of the village on the highly sought-after Woodland Way, this beautifully presented three-bedroom residence offers a tranquil, family-friendly setting with generous living space and delightful outdoor areas—ideal for those seeking both comfort and convenience.**



## Freehold

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge/Dining
- Off Street Parking/Garage Area
- South East Facing Garden
- Potential To Extend (stpp)

The ground floor features a welcoming lounge/dining area that exudes warmth, creating a cosy haven perfect for relaxing or entertaining. Adjacent to this is a well-appointed, separate kitchen with views of the mature garden. The garden itself is a standout feature—lush and well-stocked, it provides an idyllic space for al fresco dining and outdoor enjoyment. A practical downstairs WC and internal access to the attached garage complete the versatile ground floor layout.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, offering a functional and comfortable arrangement for family living.

Externally, the property benefits from a private driveway providing off-street parking, and a mature south-east facing garden that promises peace and privacy. Surrounded by established planting, the garden offers a serene environment for both relaxation and play.

Set on one of the village's most desirable roads, Woodland Way is celebrated for its wide, tree-lined character and strong sense of community. Residents enjoy close proximity to local amenities including a primary school, village green, independent shops, and two inviting local pubs. For outdoor enthusiasts, Epping Forest is just a short stroll away. Excellent transport links, including a nearby Central Line station, provide swift and easy access into central London—making this location ideal for commuters.

In summary, this attractive home on Woodland Way offers a rare opportunity to secure a spacious and well-located family residence in a much-loved village setting, where lifestyle, convenience, and community come together seamlessly.







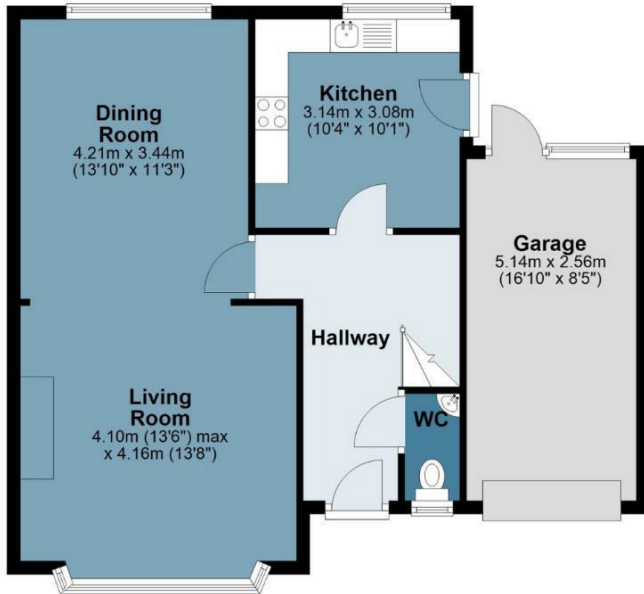
## Woodland Way

Approx. Gross Internal Area 122.5 sq. metres (1318.9 sq. feet)

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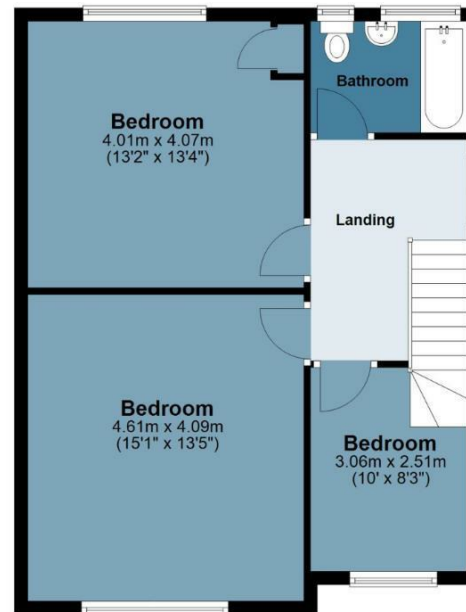
### Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.3 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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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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