



Woodland Way, Theydon Bois, CM16

BUTLER & STAG



Open Day 14th March - By Appointment Only.
Nestled in one of Theydon Bois' most desirable turnings, this charming four-bedroom semi-detached home offers a perfect blend of space, style, and convenience.



Freehold

- Semi Detached Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen/Breakfast Area
- Stunning Views Of Golf Course
- Downstairs WC/Garage
- Off Street Parking

Just a short stroll from the village amenities, this property spans over 2,000 sq. ft. and boasts a stunning 80' rear garden backing onto Theydon Bois Golf Club, providing rare, uninterrupted views of the course. The spacious driveway also ensures ample off-street parking.

As you step inside, a welcoming hallway leads you into the heart of the home—a beautifully designed open-plan kitchen/dining/living area, ideal for modern family living. Thoughtfully crafted with both aesthetics and practicality in mind, this bright and airy space features French doors that open onto the garden, seamlessly blending indoor and outdoor living.

To the front, a separate lounge offers a peaceful retreat, bathed in natural light, perfect for both relaxing and entertaining. Additional ground-floor benefits include a garage and a convenient WC, ensuring everyday practicality.

Upstairs, four generously sized bedrooms provide comfortable accommodation, each offering ample storage. A family bathroom and a separate shower room cater to the needs of a busy household. The loft also presents an exciting opportunity for expansion, with potential to create a fifth double bedroom, subject to the usual planning consents.

The mature rear garden is a true highlight, offering a tranquil escape with well-maintained lawns and two patio areas, ideal for al fresco dining or unwinding in peaceful surroundings with stunning views looking over Theydon Bois Golf Course.

Set on Woodland Way, a wide, tree-lined road, this home enjoys a prime location within walking distance of the village shops, primary school, village green, Epping Forest, and the Central Line tube station—providing effortless access to London.





Woodland Way

Approx. Gross Internal Area 187 Sq M (2012.9 Sq Ft)

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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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