



Woburn Avenue, Epping, CM16

BUTLER  STAG



**We are pleased to offer this very attractive three bedroom cottage situated within Theydon's most sought after locations, offering easy access to Theydon Bois central line station & M11.**



- Three Bedrooms
- Charming
- Available January
- Village Location
- Close to Tube
- Unfurnished

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

Ground floor accommodation comprises a spacious fully fitted kitchen/dining, spacious living room. On the first floor is a spacious double bedroom, and a family bathroom

The second floor hosts two further bedrooms.

Externally, the property benefits from a beautiful landscaped rear 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.

Council Tax Band D





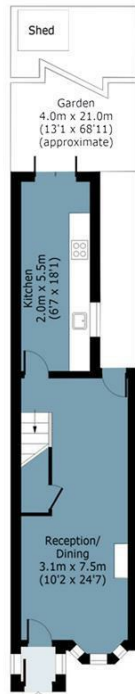
## Woburn Avenue

Approx. Gross Internal Area 81 Sq M ( 872 Sq Ft )

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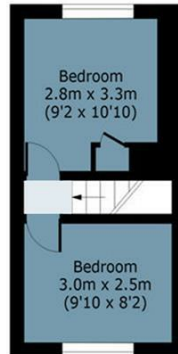
**Ground Floor**  
Approx. 37 Sq. meters (398 Sq. feet)



**First Floor**  
Approx. 24 Sq. meters (258 Sq. feet)



**Second Floor**  
Approx. 20 Sq. meters (215 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.

www.butlerandstag.uk