Woodland Way, Epping, CM16

BUTLER & STAG

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 Area
- Off Street Parking/Garage
- 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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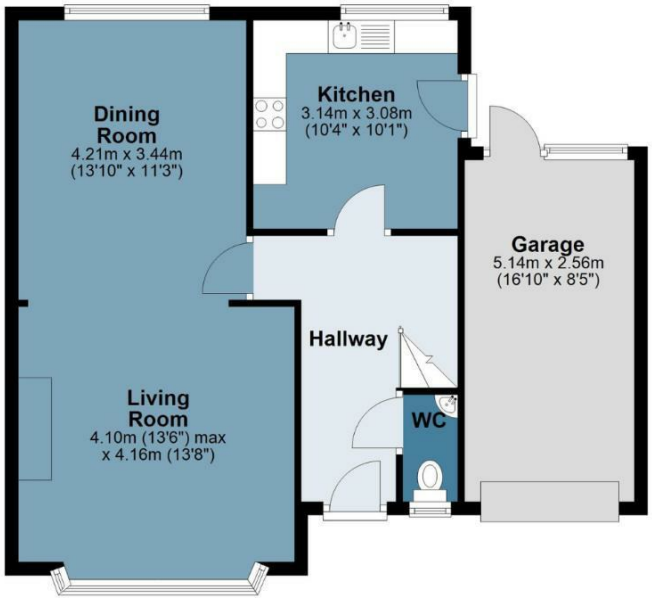
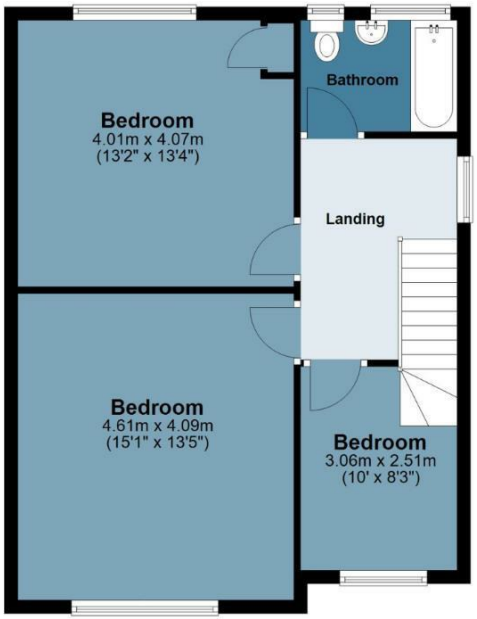
Ground Floor

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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