Woburn Avenue, Epping, CM16

BUTLER & STAG

Guide Price £725,000 - £750,000

Presenting a beautifully presented Victorian end-of-terrace family cottage situated on Woburn Avenue in the desirable location of Theydon Bois.

Freehold

- End of Terrace Victorian Cottage
- Well Presented
- Utility Room/Downstairs WC
- Three Bedrooms
- Garage/Off Street Parking
- South East Facing Garden

This charming property features three bedrooms, two bathrooms, and a host of original features, providing a delightful blend of period character and modern comfort.

Upon entering the cottage, you are immediately greeted by a sense of warmth and charm. The ground floor boasts a spacious and inviting living area adorned with original features, including log burners, which create a cosy ambience during colder months. The cottage retains its character with original details throughout and having the benefit of two receptions.

The well-appointed galley kitchen, located on the ground floor, offers a fantastic space for culinary endeavours. It features integrated appliances, providing convenience and functionality while maintaining the cottage's traditional appeal.

Further benefits from three bedrooms, each offering ample space and natural light. The bedrooms provide peaceful retreats for all family members or guests, ensuring comfort and privacy. In addition, two well-maintained bathrooms provide convenience and flexibility for modern family living.

Stepping outside, the south-east facing garden provides an idyllic setting for relaxation and outdoor activities. This well-maintained space offers a wonderful opportunity to bask in the sun, entertain guests, or enjoy alfresco dining. The garden is a true oasis and a perfect extension of the living space.

Off-street parking is available at the rear of the property providing the convenience of secure parking for residents and visitors alike. Additionally, the property includes a garage, offering valuable storage space or the potential for conversion into a home gym, office, or workshop.

Woburn Avenue

Approx. Gross Internal Area 110.4 Sq M (1188.3 Sq Ft)

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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