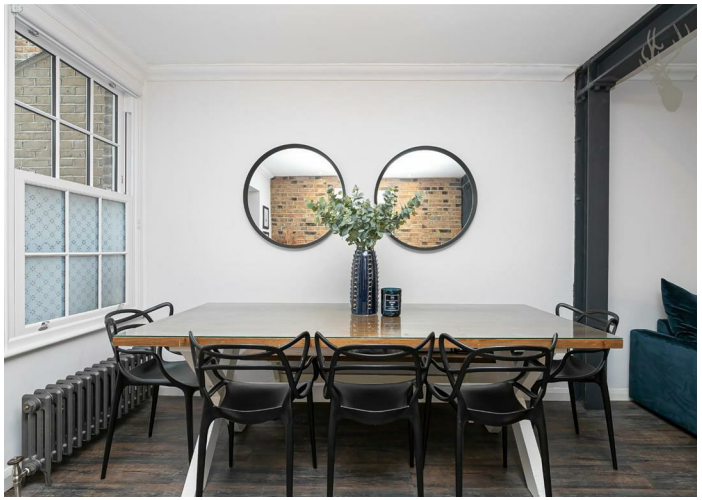
Woburn Avenue, Epping, CM16

BUTLER & STAG



SOLD OFF MARKET!

PLEASE CONTACT US TO REGISTER YOUR DETAILS FOR OTHER OFF MARKET OPPORTUNITIES WE HOLD..

A fine example of poise and simplicity, this three-bedroom mid terraced house in Theydon Bois has been wonderfully devised to create a characterful living space with fine contemporary fittings.

- Mid Terraced Family Home
- Three Bedrooms/Two Bathrooms
- Stunning Throughout
- Spacious Lounge/Dining Room
- Parking To The Rear
- South East Facing Garden

Freehold

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.

The current owners have completely refurbished the house from top to bottom, with much thought given to maximizing space and light.

Ground floor accommodation comprises spacious living/dining room with amtico scorched timber flooring follows through to the spacious galley kitchen with integrated appliances. On the first floor are two bright double bedrooms, one of the rooms having the benefit of an en-suite both rooms extracting plenty of natural light.

The second floor hosts the stunning master bedroom with en-suite and a walk in wardrobe, and plenty of eave storage.

Externally, the landscaped rear garden is south/east facing and screened by fencing, a decked area leading onto artificial grass with rear access, with parking to the rear.

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.

MARRAKECH FLAIR

Woburn Avenue, CM16

Approx. Gross Internal Area 1166 Sq Ft - 108.32 Sq M

BUTLER & STAG

Ground Floor
Floor Area 444 Sq Ft - 41.25 Sq M

First Floor
Floor Area 361 Sq Ft - 33.54 Sq M

Second Floor
Floor Area 361 Sq Ft - 33.54 Sq M

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.

lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof 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 an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk