Woburn Avenue, Theydon Bois, CM16

BUTLER & STAG

Open Day Saturday The 25th March - By Appointment Only

A stunning three bedroom end of terrace Victorian cottage set over three floors, located in the sought after village of Theydon Bois.

Freehold

- End of Terrace Victorian Cottage
- Stunning Throughout
- South-West Facing Garden
- Three Bedrooms/Two Bathrooms
- Parking To The Rear
- 0.5M To Central Line

This property located in this popular turning amongst similar character homes just off the village green is the perfect Victorian cottage.

The ground floor accommodation comprises a cosy living room leading through to the spacious galley kitchen/dining room with range cooker, following through to utility room with built in storage and W/C. On the first floor are two bright double bedrooms with access to the family bathroom.

The second floor hosts bedroom three, with spacious en-suite and storage cupboard, which completes the living space.

Externally, the landscaped rear garden is south/west facing and screened by fencing and bushes, a patio area leading from the kitchen area is the ideal place for entertaining. This property offers the added bonus of garage parking to the rear of the property.

The village is arranged around the green, complete with duck pond and playground. Offerings a parade of shops, several pubs/restaurants and easy access into Epping Forest. Transport links into London are excellent with the Central Line Station less than a 10 minute walk. There are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

CLARA

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Approx. Gross Internal Area 979 Sq Ft - 90.95 Sq M
Approx. Gross Garage Area 160 Sq Ft - 14.86 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 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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