Woodland Way, Theydon Bois, CM16

BUTLER & STAG

Guide Price £1,150,000 - £1,200,000

A lovely, semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.

Freehold

- Semi Detached Family Home
- Five Bedrooms/Two Bathrooms
- Spacious Lounge/Dining Area
- Spacious Family Room/Study Room
- Swimming Pool/Office

Spanning close to 2000 sq ft this four bedroom home has the benefit of a lovely, mature and well stocked 80' rear garden backing on to Theydon Bois golf club, with plenty of off street parking space.

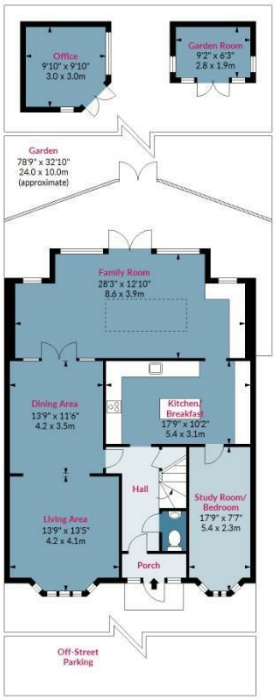
The ground floor comprises a large through lounge/dining area which could be returned to two rooms if preferred, cloakroom and good size fitted kitchen/breakfast room with miele appliances, a lovely family room which can be used for a number of things and perfect for entertaining.

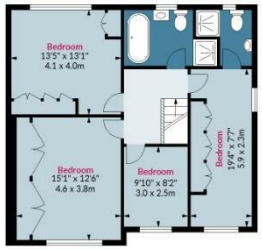
On the first floor, four bedrooms including one of the bedrooms having an suite with large shower room and a family bathroom all located directly off the landing. A further double bedroom could be added within the loft subject to the usual planning consents.

Woodland Way is a wide, tree lined road and considered one of the most desirable within its enclave. Located in the heart of the village within walking distance of the local shops, primary school, village green, Epping Forest, the central line tube station and two very nice pubs.

Woodland Way, CM16

Approx. Gross Internal Area 1934 Sq Ft - 179.67 Sq M





Ground Floor

Floor Area 1137 Sq Ft - 105.63 Sq M

First Floor

Floor Area 797 Sq Ft - 74.04 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.

BUTLER & STAG

01992 667666

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

theydon@butlerandstag.com

www.butlerandstag.uk