



Woodland Way, Epping, CM16

BUTLER & STAG



An exceptional and imposing four bedroom detached house located in the heart of the village within walking distance of the local shops, restaurants, two pubs and the central line tube station.

Built in 2009, this stylish home features a part weather boarded exterior giving a unique appearance for the road and designed to provide low running costs including a heat recovery system, underfloor heating and a rainwater harvester system. Each room is thermostatically controlled to ensure constant, pre-set heating levels throughout the day.



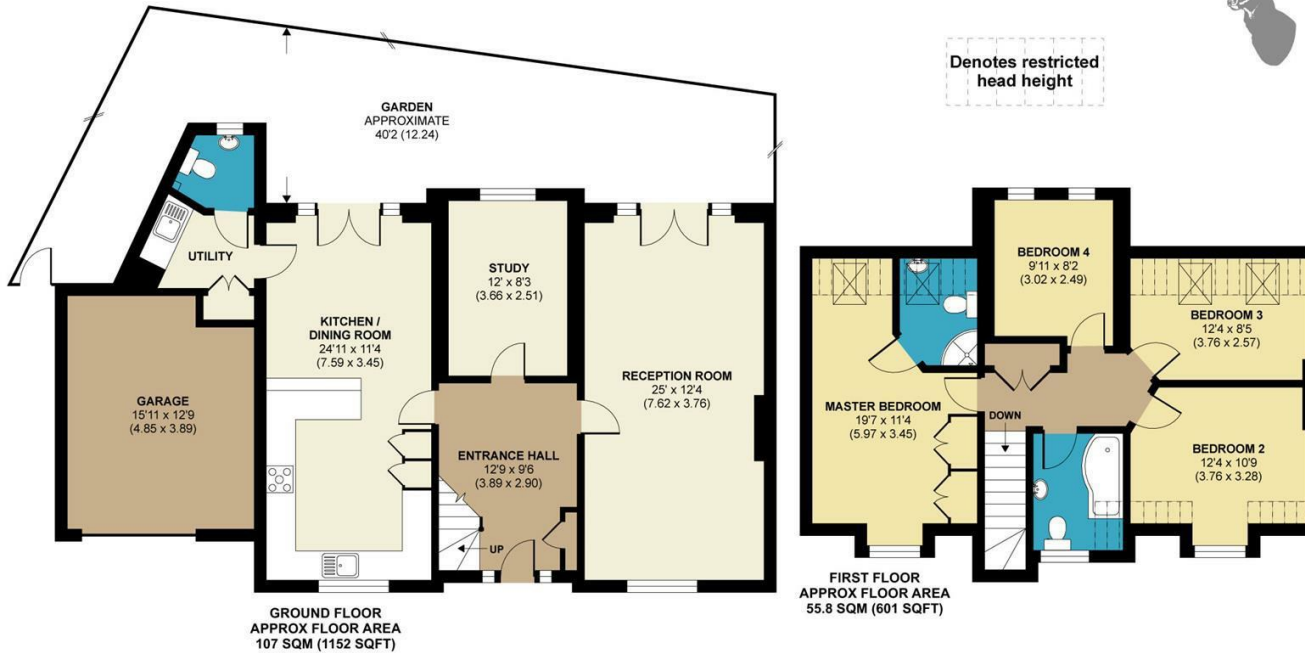
- Detached House
- Built in 2009
- Off Street Parking
- Four Bedrooms
- 70ft Approx Frontage
- Integral Garage





Woodland Way, Theydon Bois, CM16

APPROX. GROSS INTERNAL FLOOR AREA 1753 SQ FT 162.9 SQ METRES (INCLUDES GARAGE / EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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