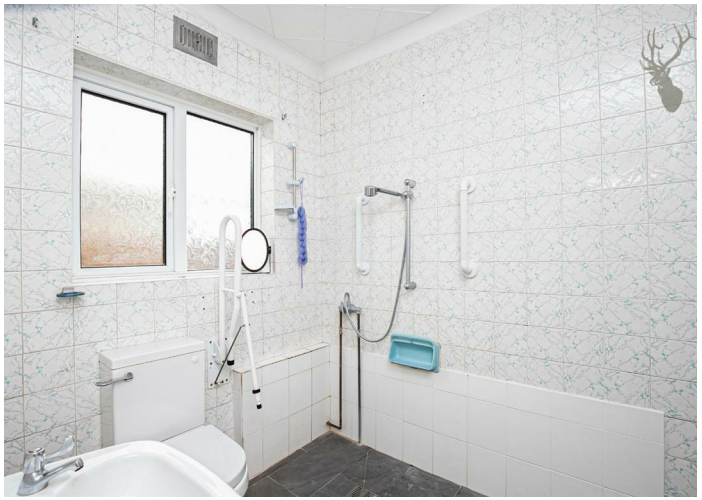
Woodland Way, Epping, CM16

BUTLER & STAG



GUIDE PRICE £725,000-£750,000

A wonderful opportunity to purchase and develop this semi-detached home in one of Theydon Bois most sought after turnings.

Freehold

- Semi-Detached House
- Prime Village Road
- Detached Garage
- Refurbishment Opportunity
- 120' South/East Facing Garden
- Chain Free

This delightful character house occupying a deep plot offers wonderful scope to refurbish and extend (STPP) into a conventional modern four bedroom house, now synonymous in the village.

The current foot print of the house measures 1342 sq ft comprising entrance hall, living room, study/ third bedroom, shower room, dining room and kitchen. The first floor hosts two further bedrooms and an en-suite shower room. Once extended to side and rear the house could easily exceed 1850 sq ft and feature four first floor bedrooms and two bathrooms.

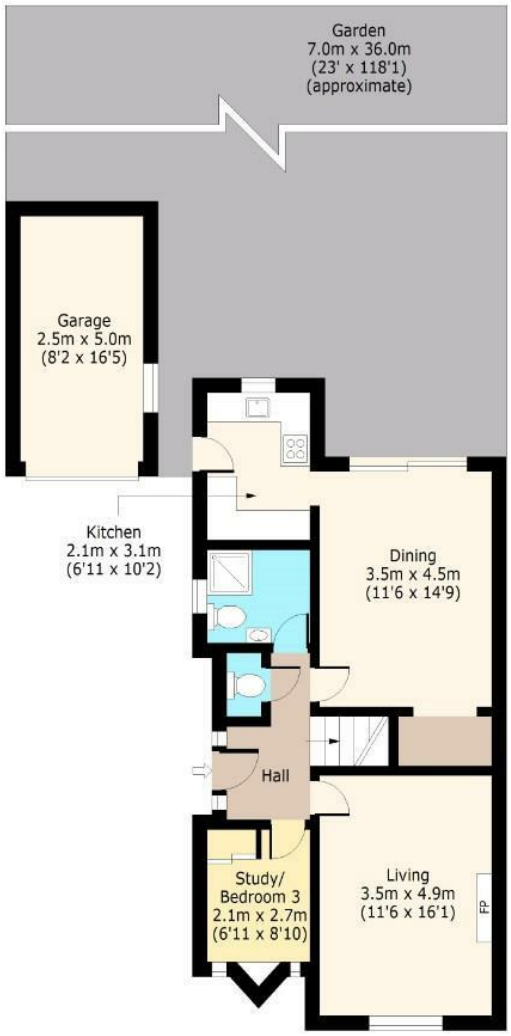
Externally, the garden is mainly laid to lawn with numerous mature trees, shrubs, and plants. South East facing and extending close to 120' the garden is larger than average for the road. The house is approached via a hard standing driveway offering parking for up to two cars and access to the detached garage.

Woodland Way is a much sought after cul-de-sac in the ever popular village of Theydon Bois. 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 Theydon Bois tennis and cricket clubs.

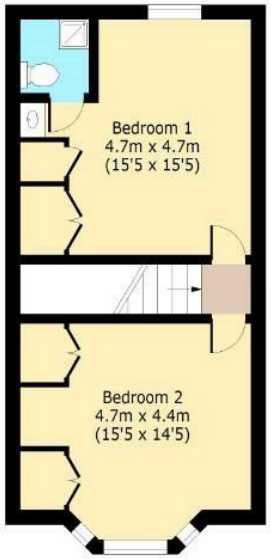
Offered chain free.

Woodland Way

Ground Floor
Approx. 63.9 Sq. meters (688 Sq. feet)



First Floor
Approx. 48.2 Sq. meters (519 Sq. feet)



Total area: approx. (Including Garage) 124.6 Sq. meters (1342 Sq. feet)
Total area: approx. (Excluding Garage) 112.1 Sq. meters (1207 Sq. feet)
For illustration purposes only - not to scale
www.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.

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