



Woodland Way, Theydon Bois, CM16

BUTLER  STAG



**Nestled in the heart of the village on the highly sought-after Woodland Way, this expansive five-bedroom residence offers a serene and family-friendly environment. The home is distinguished by its spacious interior and delightful outdoor spaces, making it a perfect retreat for those seeking comfort and convenience.**



## Freehold

- Semi Detached Family Home
- Five Bedrooms/Two Bathrooms
- Separate Lounge
- Beautifully Presented Throughout
- South-East Facing Garden
- Off-Street Parking

Upon entering, a welcoming hallway leads to a variety of well-appointed living areas. The separate lounge exudes warmth with its built-in fireplace, offering a cozy haven for relaxation. Adjacent, the kitchen and dining area feature a seamless transition to the mature, well-stocked garden through UPVC patio doors, ideal for al fresco dining and entertaining. A convenient downstairs shower room and access to the attached garage complete the functional layout of the ground floor.

Upstairs, the first floor accommodates five generously sized bedrooms, with three benefiting from built-in wardrobes, ensuring ample storage for all occupants. A family bathroom adds to the convenience of the upper level, providing both functionality and comfort.

Externally, the property impresses with off-street parking via a driveway, side access, and a mature south-east facing garden that promises privacy and tranquility. The garden, enriched by its mature landscaping, offers a perfect setting for outdoor activities and relaxation.

Woodland Way itself enhances the appeal of this residence, known for its wide, tree-lined ambience and prestigious reputation within the local community. Residents enjoy easy access to village amenities including shops, a primary school, and the village green, fostering a strong sense of community and convenience. Nature enthusiasts will appreciate the proximity to Epping Forest, while commuters benefit from the close proximity to the central line tube station for easy access to London. Additionally, the presence of two charming pubs nearby adds to the appeal of this vibrant and family-oriented neighborhood.

In summary, this property on Woodland Way presents a rare opportunity to acquire a substantial family home in a prime village location, combining spacious living with outdoor charm and convenience.





## Woodland Way

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Approx. Gross Internal Area 144.0 sq. metres (1549.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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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