Woburn Avenue, Epping, CM16

BUTLER & STAG

Guide Price £675,000 - £700,000

This exquisite three-bedroom Victorian terraced home, is peacefully situated on a desirable residential road in the sought-after village of Theydon Bois. Offering charm, space, and potential for future expansion (subject to planning permission).

Freehold

- Victorian Terrace Family Home
- Stunning Throughout
- Close Proximity To Theydon Central Line Station
- Three Bedrooms/One Bathroom
- Two Receptions

Step through the welcoming entrance porch, featuring tiled flooring, a radiator, and a single glazed window to the side. The living room, adorned with wood flooring, a radiator, feature box sash window, and decorative fireplace, seamlessly flows into the formal dining room – an ideal space for entertaining on special occasions.

The well-appointed kitchen, boasting grey base units, wooden worktops, and dual-aspect windows, invites natural light to flood the space. A side door leads to the South-East facing rear garden, offering potential for extension to the rear elevation, subject to obtaining the necessary planning permissions.

Conveniently positioned off the dining room, the guest cloakroom/WC is fitted with a tasteful white two-piece suite. Venture upstairs to discover three charming bedrooms. The principal bedroom, positioned at the front, features a decorative fireplace and a double glazed sash-style window. Bedrooms two and three offer generous proportions, each equipped with a radiator and double glazed sash-style windows.

The first floor is complete with a well-appointed family bathroom/WC, showcasing a three-piece white suite and built-in storage cupboards. Outside, the enchanting South-East facing rear garden is a haven, boasting a patio/seating area and a well-maintained lawn.

Theydon Bois village, arranged around the central village green with a duck pond, offers a desirable and popular locale. Local amenities include shops, pubs, restaurants, and excellent schooling options. Access to London is effortless through Theydon Bois Underground station and Junction 26 of the M25 motorway.

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Approx. Gross Internal Area 107.1 Sq M (1152.6 Sq Ft)

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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