



Woburn Avenue, Epping, CM16

BUTLER & STAG



A charming three bedroom house in the heart of Theydon Bois. Located in this popular turning amongst similar character homes just off the village green and within walking distance of the local shops, primary school and central line station.



- Three Bedroom House
- Great Location
- Available February
- Charming Throughout
- Good Transport Links
- Unfurnished

Ground floor accommodation comprises a spacious fully fitted kitchen/dining, separate living room and a downstairs shower room. On the first floor are two bright double bedrooms, one of the rooms having the benefit of an en-suite, both rooms extracting plenty of natural light.

The second floor hosts a double bedroom with plenty of eave storage.

Externally, the property benefits from a beautiful landscaped rear garden.

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 a tennis club.

Council Tax Band D





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Approx. Gross Internal Area(Including Eaves Storage) 1099 Sq Ft - 102.10 Sq M
Approx. Gross Internal Area(Excluding Eaves Storage) 1026 Sq Ft - 95.32 Sq M

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Ground Floor

Floor Area 515 Sq Ft - 47.84 Sq M



First Floor

Floor Area 364 Sq Ft - 33.82 Sq M



Second Floor

Floor Area 147 Sq Ft - 13.66 Sq M



Monday 5th September 2022

1 sq m = 10.76 sq feet

Measured according to RICS IPMS2

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.

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BUTLER & STAG

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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.