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.

Freehold

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

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Spaciously arranged over two floors, accommodation comprises a large, bright reception hall with porcelain tile floor extends through to the kitchen/dining room, utility and cloakroom. The kitchen is comprehensively fitted with an extensive range of base and eye level units with granite work tops, a five ring gas hob, and oven, microwave, and dishwasher and fridge freezer. There is a handy utility room, cloak room and study/play room. The dining area offers plenty of space for dining table and chairs and French doors open to the patio and garden.

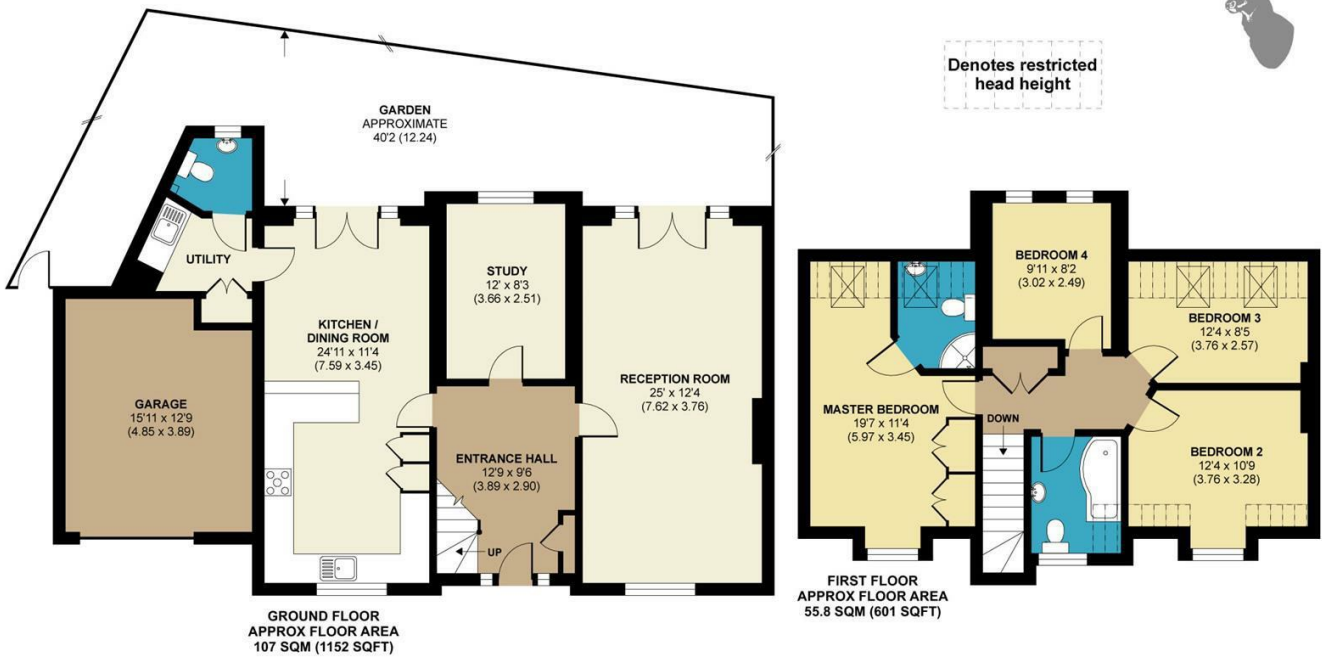
On the first floor there are four bedrooms, master bedroom with en suite shower and a further family bathroom. Externally, a brick pave forecourt allows parking for two cars leading to the integral garage with electric door. The property enjoys a wide frontage extending to around 70' which includes a well-tended lawn with low level retaining wall. Access can be gained from both sides to the rear garden extending to around 60' x 40' with patio, lawn and tall perimeter fencing.

Theydon Bois is a charming village with a traditional green and duck pond, well regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within ten minutes? walk and easy access to the M25 and M11.

LIVE
LOVE
LAUGH

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 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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