



Woodland Way, Epping, CM16

BUTLER & STAG



**Guide Price £875,000 - £900,000**  
**- Open Day 11th June By**  
**Appointment Only**

**An attractive, semi-detached house located in one of Theydon Bois most sought after turnings within easy reach of the village amenities.**



## Freehold

- Semi-Detached Family Home
- Two Spacious Reception Rooms
- Master With En-Suite
- Three Bedrooms/Two Bathrooms
- South/ East Facing Garden
- Chain Free

This three bedroom semi-detached house has the benefit of a lovely, mature and well stocked 85' south easterly facing garden, a detached garage and off street parking.

The ground floor comprises two large receptions, a separate kitchen which has access to the rear garden.

On the first floor you will find three bedrooms the master having the benefit of an en-suite, and a family bathroom.

Externally, a brick pave driveway provides off road parking space leading to the garage with a side access taking you to the beautiful rear garden which is a special feature of the property and is very well stocked with a variety of trees and shrubs.

Theydon Bois is a charming village with a traditional green and duck pond, a 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 just over ten minutes walk away and easy access to the M25 and M11.





## Woodland Way, CM16

Approx. Gross Internal Area(Including Garage) 1373 Sq Ft - 127.55 Sq M

Approx. Gross Internal Area(Excluding Garage) 1241 Sq Ft - 115.29 Sq M

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### Ground Floor

Floor Area 654 Sq Ft - 60.76 Sq M

### First Floor

Floor Area 587 Sq Ft - 54.53 Sq M

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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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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