Crown Hill, Waltham Abbey, EN9

BUTLER & STAG

GUIDE £675,000-£700,000

Introducing Woodlands, a stunning development of just six, brand-new three-bedroom houses exuding modern elegance and luxurious comfort. Nestled in the desirable village of Upshire, the houses are traditional in appearance and have been meticulously designed to offer a seamless blend of style, functionality, and spaciousness.

Freehold £675,000

- A Collection of just Six Houses Newly Built Homes
- Generous Living/ Entertaining Space
- Stunning Countryside Setting Amidst Acres of Epping Forest
- Three Bedrooms/ Three Bathrooms
- 10 Year Build-Zone Warranties
- Two Off Street Parking Spaces

Upon entering these brand-new homes, you are greeted by an inviting entrance hallway expertly laid in herringbone Amtico flooring, that sets the tone for the entire home. The ground floor boasts energy-efficient, underfloor heating, and both the lounge and dining areas will have their own set of bi-folding doors to spacious rear gardens. The kitchen is finished in an elegant and neutral decor with taupe cabinetry to complement the dove grey walls and gold-marbled effect quartz worktops. Finished with high-quality integrated appliances by Blaupunkt.
The first floor is equally impressive, featuring three double bedrooms all complimented by en-suite bathrooms. The master bedroom is a true sanctuary, featuring a spacious layout, plush carpeting, and a good-sized built-in wardrobe. The accompanying en-suite bathroom is a haven of relaxation, complete with a separate glass-enclosed shower, and contemporary fixtures that add a touch of sophistication.
The two additional bedrooms are thoughtfully designed and offer ample space for family members or guests. Both rooms can serve as cosy spaces for relaxation, productive home offices, or versatile spaces to cater to your individual needs including walk-in dressing rooms.
The houses are approached via block paved driveways, with off-street parking for at least two vehicles. The remaining frontage features planting beds for soft landscaping. The rear gardens are complete with newly laid turf alongside a porcelain tiled path and patio space.
Upshire is a delightful village located near Epping and Waltham Abbey. Epping, an old market town has an excellent choice of local independent and boutique shops together with a Tesco and Marks and Spencer and is about 4.3 miles away. The Central Line rail service runs from Epping to London Liverpool Street making it ideal for the city commuter. There is a great selection of schools in the surrounding areas both at state and private entry. For the commuter, there is good access to the M11 and M25.

The ancient woodland of Epping Forest is almost on your doorstep offering a vast array of outdoor activities including its network of over 100 miles of bridleways.

The Horseshoes pub is 0.4 of a mile away and is a popular country pub serving gastro food and popular for it's Sunday roasts.
All homes are covered by a 10-year Build-Zone structural warranty giving further peace of mind.

Woodlands Left

Approx. Gross Internal Area 154 Sq M (1657.6 Sq Ft)

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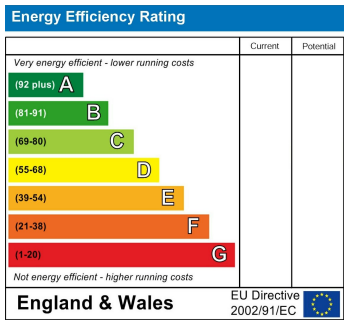
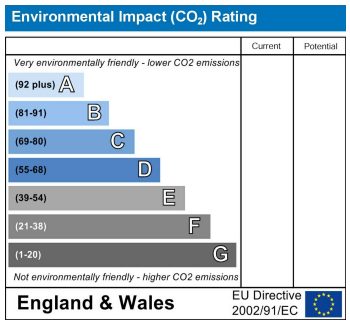
Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.





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.

BUTLER & STAG

020 4542 2999

12 Coppice Row Theydon Bois, Essex, CM16 7ES

enquires@butlerandstag.com

www.butlerandstag.uk