



Woburn Avenue, Epping, CM16

BUTLER  STAG



We are pleased to offer this very attractive three bedroom cottage situated within Theydon's most sought after locations, offering easy access to Theydon Bois central line station & M11.



- Three Bedrooms
- Charming
- Available May
- Village Location
- Close to Tube
- Unfurnished

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.

Ground floor accommodation comprises a spacious fully fitted kitchen/dining, spacious living room. On the first floor is a spacious double bedroom, and a family bathroom

The second floor hosts two further bedrooms.

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.

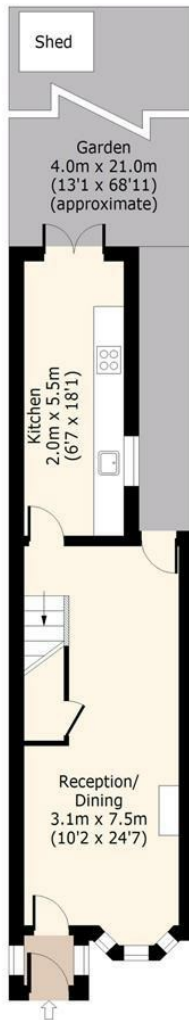
Council Tax Band D





Woburn Avenue, CM16 7JR

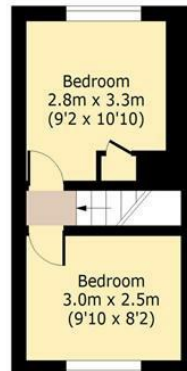
Ground Floor
Approx. 37 Sq. meters (398 Sq. feet)



First Floor
Approx. 24 Sq. meters (258 Sq. feet)



Second Floor
Approx. 20 Sq. meters (215 Sq. feet)



Total area: approx. 81 Sq. meters (872 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk

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.