



Woodland Way, Theydon Bois, CM16

BUTLER & STAG



**Guide price £1,050,000-£1,100,000**

**A simply stunning semi-detached, three bedroom family house in a premier location, enviably close to the forest and village amenities.**

**This delightful modern house has been thoughtfully improved by the current owners, combining a wealth of modern contemporary fittings.**



## Freehold

- Immaculate semi-detached family house
- Three bedrooms and two bathrooms
- Secluded South East facing garden
- Utility room and garage
- Highly coveted village road
- Wonderful entertaining space
- Amazing garden room featuring a bar and water supply
- Close to the forest and village amenities

Accommodation is arranged over two floors comprising an inviting entrance hall with hardwood flooring leading to a formal living room with feature fireplace and plantation shutters, and a guest cloakroom.

To the rear of the property is the spectacular kitchen/ diner that leads out to the garden and around to the utility room. The kitchen features an island with marble worktops, a range of base and eye level units, range cooker and host of other appliances., space to dine and an additional snug/ tv area.

The first floor hosts three bedrooms, all of which are decent doubles and a stylish family bathroom with tasteful marble tiling. The master suite to the front of the house, enjoys an en-suite shower room and has lots of built in storage.

Externally, the house is approached via a recently block paved driveway providing off street parking for two vehicles. The garage has been partitioned and converted to allow space for the utility room behind but retains some storage to the front and is screened behind the electric roller shutter.

The rear garden boasts a pretty walled patio with steps down to an artificial lawn bordered by railway sleepers, housing flowers beds for mature red robins. To rear of the garden is state of the art garden room which currently features a bar with running water and lots of shelving. The space is easily adapted into a home office, gym or games room.

Woodland Way occupies a much sought after position in the ever popular village of Theydon Bois. 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.





# Woodland Way

Approx. Gross Internal Area 152.7 sq. metres ( 1643.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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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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