



Woodside, Epping, CM16

BUTLER & STAG





**Guide Price £600,000-£625,000**

**This cottage is a charming three-bedroom period residence nestled in the picturesque Woodside, Thornwood, merely 1.5 miles away from the bustling Epping High Street.**



## Freehold

- Semi Detached Cottage
- Spacious Dining Area
- Off Street Parking & Detached Garage
- Three Bedrooms
- Summer House
- South/East Facing Garden

This delightful property, having undergone a previous extension, seamlessly blends character with modern amenities, providing an inviting and comfortable living space. Boasting a large southwest-facing garden, Fern Cottage offers an idyllic retreat.

Upon entering through the entrance porch, you are welcomed into the main reception room, adorned with a distinctive brick fireplace. Double doors open onto a patio, seamlessly connecting indoor and outdoor living spaces. Ascending the stairs, the first floor reveals two generously proportioned double bedrooms, a modern family bathroom, and a captivating principal bedroom with a balcony overlooking the garden and meadowland.

The ground floor unfolds with a well-presented formal dining room leading to a spacious country-style kitchen. The kitchen is equipped with a selection of units, cupboards, ample work surfaces, and modern appliances, creating a perfect blend of functionality and style. Additionally, the ground floor features a convenient downstairs w/c and a storage cupboard.

Externally, a short driveway provides access to a detached garage, catering to parking needs. The rear of the property boasts a paved patio with a charming loggia and a brick-built barbecue, ideal for outdoor gatherings. The expansive garden includes a large lawn area and a summer house with electricity, offering a versatile space for various activities. A gated pathway along the side leads to the front of the house.

Situated in Epping, the Cottage benefits from its strategic location, approximately 5 miles from junction 7 of the M11 and a similar distance from the M25 London Orbital Motorway. Epping boasts a comprehensive range of social, recreational, and educational facilities and is well-connected to the London Underground system through the Central Line, providing convenient access to the heart of the capital.









## Woodside

Approx. Gross Internal Area 140 Sq M ( 1513.9 Sq Ft )

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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.