



Woodgreen Road, Waltham Abbey, EN9

BUTLER & STAG



**Woodgreen Cottage is a stunning period detached house located in a conservation area, nestled at the front of a roughly 1/3 acre garden plot, surrounded by beautiful rolling countryside and adjacent to woodland.**



## Freehold

- Detached Family Home
- Five Bedrooms/Two Bathrooms
- Stunning Throughout
- Approx 1/3rd Acre
- Semi-Rural Location
- Off Street Parking

Offering just over 2,400 sq.ft. of sympathetically extended family accommodation, this home perfectly blends traditional charm with modern living.

On the ground floor, you will find a spacious kitchen/dining area with bi-fold doors that open onto the garden, creating a bright and airy space ideal for everyday family life. There are also two comfortable sitting rooms, a versatile study/playroom, and a utility room.

The first floor provides five generous bedrooms, including a master suite with its own en-suite bathroom. The house stands towards the front of the large plot and benefits from ample block-set parking. The extensive gardens are arranged as tiered lawns, with two paved terraces: one just outside the kitchen/day room and the other at the far end of the garden, offering picturesque views over the surrounding woodland and countryside.

Woodgreen Cottage enjoys a highly convenient location to the south of Upshire village, approximately 2 miles from Waltham Abbey, and within easy reach of Epping (4.5 miles), Loughton (3.5 miles), and the M25 (0.8 miles), providing excellent access to local amenities and transport links. This superb property offers a wonderful opportunity to enjoy rural living while staying well-connected. Offering nearly 2,400 sq.ft. of sympathetically extended family accommodation, this home perfectly blends traditional charm with modern living.





# Woodgreen Road

Approx. Gross Internal Area 223.6 sq. metres 2406.4 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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