



Woburn Avenue, Epping, CM16

BUTLER & STAG



This three-bedroom end-of-terrace house offers generous living space and a fantastic opportunity to create a personalised family home in a desirable village setting.



Freehold

- Three Bedroom Family Home
- Two Receptions
- Great Location
- Master With En-Suite
- Summer House
- CHAIN FREE

The ground floor features a well-proportioned lounge, a separate galley kitchen, and a dedicated dining room, providing a practical and flexible layout ideal for everyday living and entertaining. The family bathroom is also located on this level, and the dining room opens directly onto the rear garden, offering seamless access to outdoor space.

Upstairs, the first floor comprises two generously sized bedrooms, each offering comfortable accommodation with plenty of natural light. On the second floor, you'll find an additional bedroom that could serve as a third bedroom, home office, or hobby room, depending on your needs.

This property is perfect for buyers looking to put their own stamp on a home, with scope for modernisation or further development subject to planning permission. Positioned in a peaceful village location, it combines the charm of countryside living with excellent potential for future growth.

Whether you're a first-time buyer, a growing family, or someone looking for a rewarding renovation project, this home is full of possibilities.





Woburn Avenue

Approx. Gross Internal Area 136.7 Sq M (1471.1 Sq Ft)

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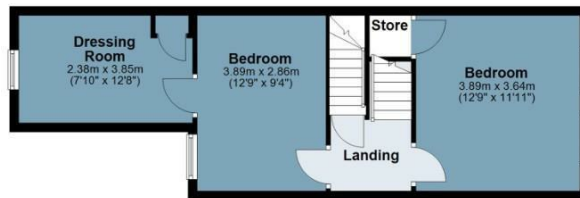
Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.6 sq. feet)



Outbuilding

Approx. 22.1 sq. metres (237.7 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.