



**Woodland Way, Theydon Bois, Epping**  
**Offers Over £1,200,000**



**MILLERS**  
ESTATE AGENTS

Nestled in the charming village of Theydon Bois, this stunning semi-detached house on Woodland Way offers a perfect blend of modern living and traditional elegance. Spanning an impressive 1,836 square feet, this beautifully extended and remodelled home is presented in immaculate decorative order, making it an ideal choice for families seeking comfort and style.

Upon entering, you are greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the property. The ground floor features two reception rooms, including a study and an impressive lounge adorned with an exposed brick chimney breast and a feature fireplace, creating a warm and inviting atmosphere. The extended family area is bathed in natural light, thanks to large windows and bifold doors that seamlessly connect to the outdoor space. This area also boasts a charming sitting space with another exposed brick fireplace and a log burner, perfect for cosy evenings in. The modern fitted kitchen, complete with a central island and breakfast bar, flows into a dining area that offers delightful views of the garden. A utility room and a convenient ground floor cloakroom complete this level.

Upstairs, the property continues to impress with a generous master bedroom featuring a dressing area and a contemporary ensuite wet room. There are two further double bedrooms and a single bedroom, all of which are well-proportioned. The stylishly tiled family bathroom includes a free-standing bath and a separate walk-in shower cubicle, catering to all your needs.

The exterior of the home is equally appealing, with a pretty front garden adorned with shrubs and a block-paved driveway providing parking for two vehicles. The rear garden is a true highlight, featuring a wonderful patio and BBQ area ideal for alfresco dining, alongside an extensive lawn that leads to another patio area overlooking the picturesque golf course.

Situated in a highly desirable location in the picturesque village of Theydon Bois.





#### Entrance Hall

#### Cloakroom

5' x 5'7" (1.52m x 1.70m)

#### Study

6'11" x 8'7" (2.11m x 2.62m)

#### Living Room

16'2" x 11'4" (4.93m x 3.45m)

#### Family Room

17'6" x 14'6" (5.33m x 4.42m)

#### Kitchen/Dining Room

19'4" x 22'0" (5.89m x 6.71m)

#### Utility Room

8'3" x 8'7" (2.51m x 2.62m)

#### First Floor Landing

#### Bedroom 1

11'9" x 12'6" (3.57m x 3.80m)

#### Walk-in Wardrobe

#### Wet Room

12'6 x 3'4 (3.81m x 1.02m)

#### Bedroom 2

10'9" x 12'6" (3.28m x 3.80m)

#### Bedroom 3

8'2" x 10'9" (2.49m x 3.27m)

#### Bedroom 4

5'7" x 10'9" (1.71m x 3.28m)

#### Bathroom

9'6 x 6'7 (2.90m x 2.01m)

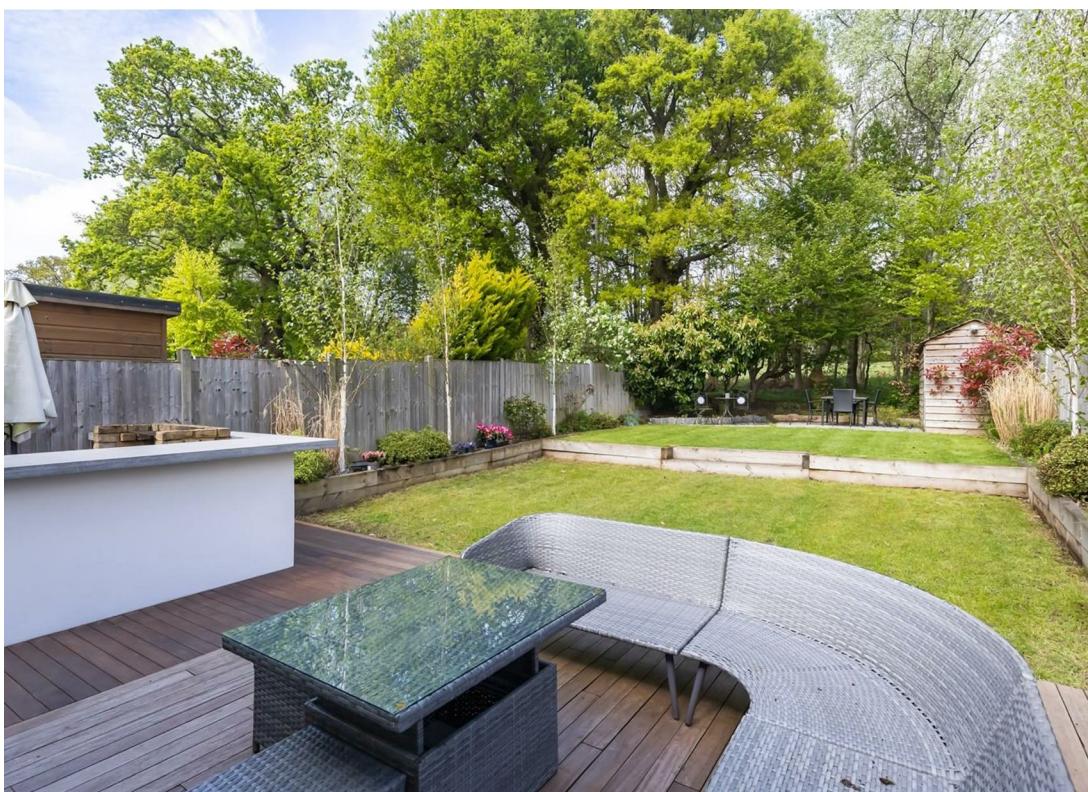
#### EXTERIOR

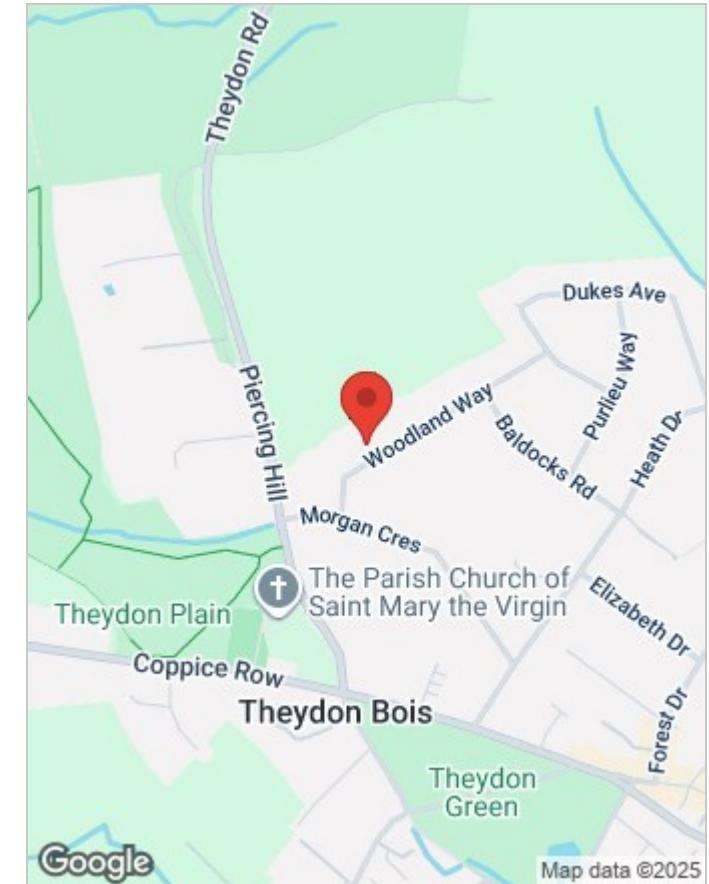
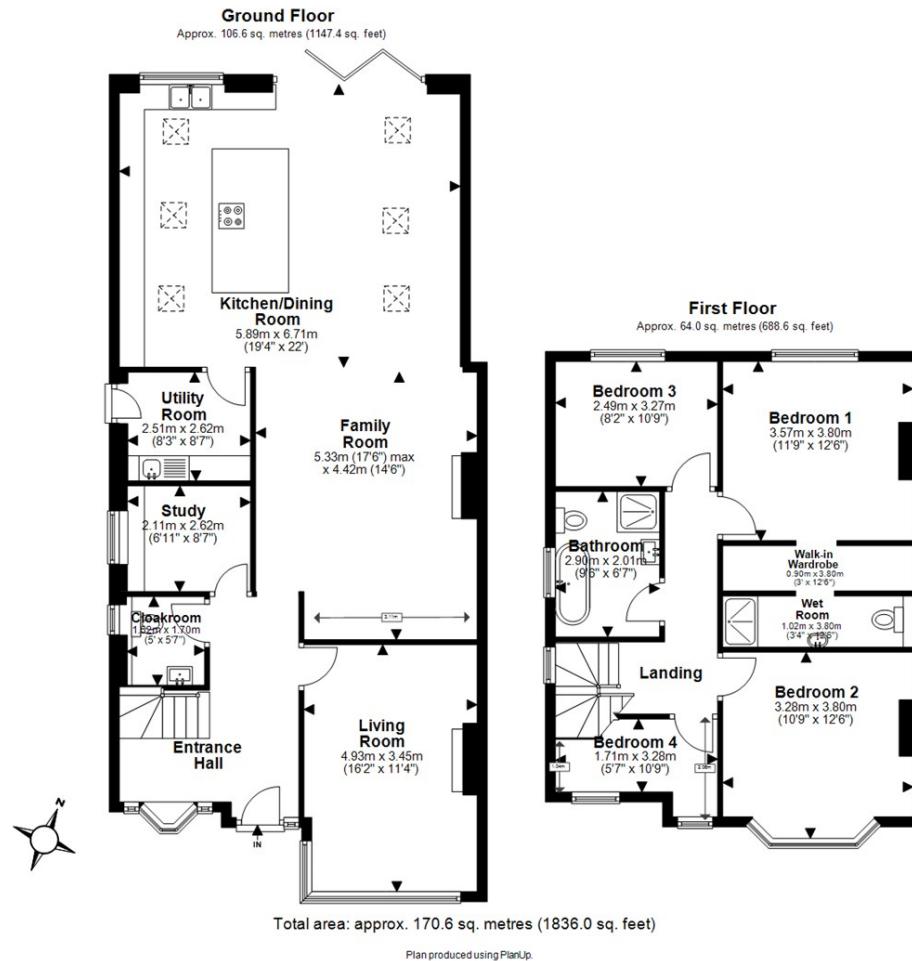
#### Front Garden

Block paved drive for off street parking

#### Rear Garden

65' x 28' (19.81m x 8.53m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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