



Woodside | Thornwood | Epping | CM16 6LE

Price Guide £390,000



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A DETACHED TWO DOUBLE BEDROOM SEMI-RURAL COTTAGE backing onto Epping Forest. The ground floor comprises of an entrance porch, bright and airy conservatory, fitted kitchen, dining room with study area, living room, utility and WC. Upstairs benefits from two double bedrooms with an en-suite shower room to the front bedroom. To the side there is a large shingle driveway with parking for multiple cars. The rear garden is paved, low maintenance, with access to the forest. This property is available with no onward chain.

- Two Double Bedrooms
- Detached House
- Large Driveway
- In Need of Modernisation
- Council Tax Band: E
- EPC Rating: E

#### Front

Large shingle driveway with wooden picket fence and lawn to front. Various shrubs and plants. Timber door to porch. Timber gate to side for rear access into garden.

#### Porch

5'09" x 3'01" (1.75m x 0.94m)

Timber glazed door to front. UPVC double glazed door to conservatory.

#### Conservatory

12'06" x 7'07" (3.81m x 2.31m)

Half brick conservatory. UPVC double glazed windows, French doors into garden, double glazed door to porch. Internal doors into kitchen. Radiator to wall.





### Kitchen

7'10" x 7'10" (2.39m x 2.39m)

UPVC double glazed window to rear and side aspects, UPVC double glazed door to side aspect. Laminate worktops with stainless steel sink and drainer. Internal glazed doors to dining room and conservatory.

### Dining Room

12'05" x 14'01" narrowing to 10'11" (3.78m x 4.29m narrowing to 3.33m)

Two UPVC double glazed windows into garden, single glazed window to front aspect. Two radiators to wall. Brick built fireplace. Open plan to lounge. Internal doors to kitchen and utility. Stairs to first floor.

### Lounge

10'01" x 12'05" (3.07m x 3.78m)

UPVC double glazed window to front aspect, radiator to wall. Open plan to dining room.

### Utility

6'03" x 2'10" (1.91m x 0.86m)

Internal doors to dining room and WC. Laminate worktop. UPVC double glazed window.

### Ground Floor WC

UPVC double glazed window. White WC and sink to wall. Internal door to utility.

### Landing

Stairs to ground floor. Internal doors to bedrooms.

### Bedroom One

10'01" x 9'03" (3.07m x 2.82m)

UPVC double glazed window to front aspect, radiator to wall. Built in double wardrobes. Alcove housing gas boiler to wall. Internal door to ensuite shower room.

### En-suite

White WC with pedestal sink and shower cubicle. Radiator to wall. Internal double doors to bedroom.

### Bedroom Two

11'01" x 12'05" (3.38m x 3.78m)

UPVC double glazed window to rear aspect. Radiator to wall. Internal door to landing.

### Garden

Patio low maintenance garden with a variety of shrubs and plants. Timber sheds.

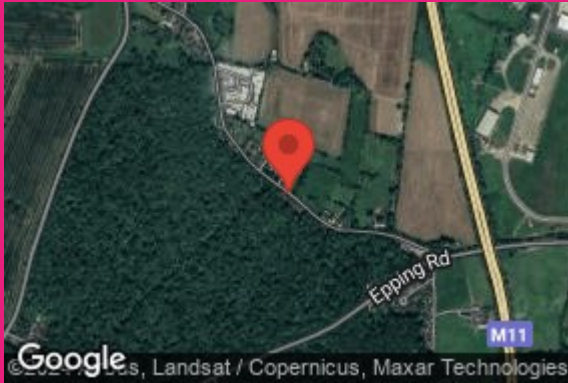
### Local Area

Woodside is located between Thornwood High Road & Epping Road, only 1.4 miles to St Margaret's Hospital, 2.4 miles from M11 Junction 7 and 2.4 miles to Epping Underground Station (Central Line). Thornwood is a hamlet in the civil parish of North Weald Bassett, in the Epping Forest district of Essex.

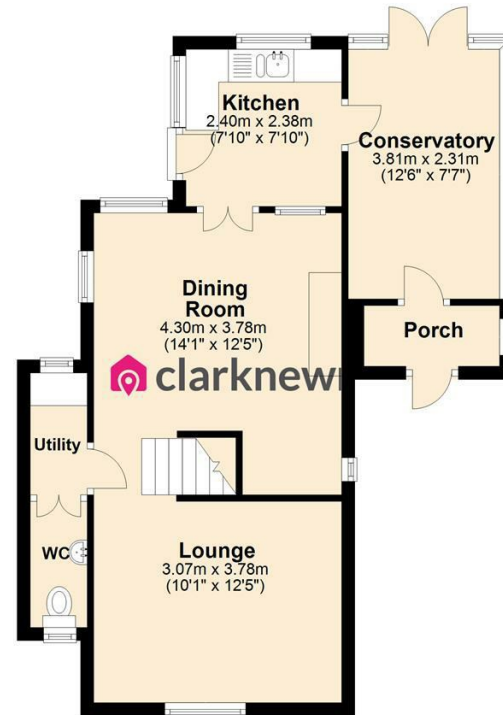
### Agents Notes

Clarknewman are aware from a previous aborted sale that the property is in a state of disrepair and we would recommend a RICS Level Three Building Survey before purchasing. We are awaiting probate to be granted, this is due early April (but may take longer).

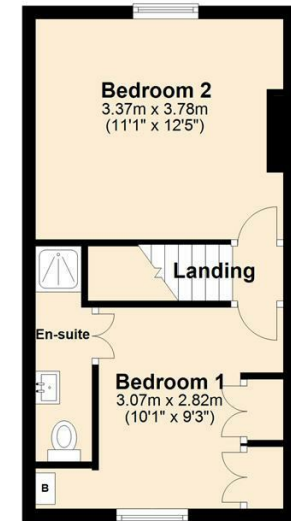




**Ground Floor**  
Approx. 49.0 sq. metres (527.9 sq. feet)



**First Floor**  
Approx. 28.3 sq. metres (304.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			98
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Equity House  
4-6 Market Street  
Harlow  
Essex  
CM17 0AH  
01279 400444  
hello@clarknewman.co.uk