Lower Bury Lane, Epping

O.I.E.O £1,200,000

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MILLERS

ESTATE AGENTS

* CHARACTER DETACHED HOME * DOUBLE GARAGE WITH STUDIO ABOVE * SUPERB LOCATION *

Nestled in the desirable location of Lower Bury Lane, Epping, this charming detached house offers a perfect blend of character and modern living. Spanning an impressive 2,516 square feet, the property is conveniently situated just a stone's throw from the High Street and Tube Station, making it an ideal choice for commuters and families alike.

Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed ground floor cloakroom. The home boasts three spacious reception rooms, including a study that flows seamlessly into a living room featuring a delightful fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the open plan kitchen and breakfast room, which opens up to a dining and TV area, creating a wonderful space for family gatherings and entertaining guests. Additionally, a utility room enhances the practicality of this well-designed layout.

The first floor is home to a luxurious master bedroom complete with a walk-in dressing room and an en-suite bathroom, providing a private retreat. Two further double bedrooms, one with its own en-suite, and a family bathroom ensure ample accommodation for family and guests.

The exterior of the property is equally impressive, with a front garden primarily laid to shingle, allowing for off-street parking for multiple vehicles. A detached double garage with electric doors offers further convenience, and above it, a versatile studio/office space with a lounge area and en-suite shower room presents an excellent opportunity for remote working or guest accommodation.

The rear garden wraps around the home, offering a splendid outdoor space ideal for alfresco dining and entertaining. With various lawned and patio areas, this garden is a true oasis for relaxation and enjoyment. This property is a rare find, combining space, style, and a prime location, making it a must-see for discerning buyers.

GROUND FLOOR

Cloakroom
12 x 6'11 (3.66m x 2.11m)

Study
12'0" x 6'11" (3.66m x 2.11m)

Living Room
15'0" x 13'0" (4.58m x 3.96m)

Dining Room
15'7" x 14'10" (4.76m x 4.53m)

Kitchen/Breakfast Room
15'0" x 14'11" (4.57m x 4.55m)

Utility Area
4'11" x 4'8" (1.49m x 1.41m)

Family Room
31'9" x 9'0" (9.67m x 2.74m)

FIRST FLOOR

Bedroom One
12'10" x 10'5" (3.91m x 3.17m)

Walk-in Wardrobe
9' x 5'10 (2.74m x 1.78m)

En-suite Shower Room
8'8 x 5'4 (2.64m x 1.63m)

Bedroom Two
12'0" x 9'0" (3.66m x 2.75m)

En-suite Bathroom
9'7 x 6'11 (2.92m x 2.11m)

Bedroom Three
14'1" x 10'11" (4.29m x 3.33m)

Bathroom (max)
9'3" x 9'3" (2.84m x 2.82m)

EXTERIOR

Double Garage
18'2" x 14'6" (5.54m x 4.42m)

Rear Garden
73' max x 70' max (22.25m max x 21.34m max)

STUDIO (above garage)

Landing

Office / Bed Four
13'1" x 14'4" (4.00m x 4.36m)

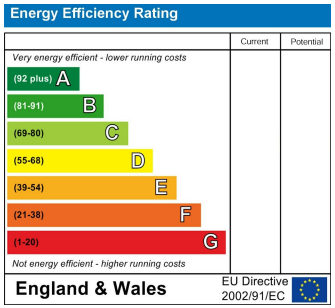
En-suite Shower Room
6'7 x 5'5 (2.01m x 1.65m)

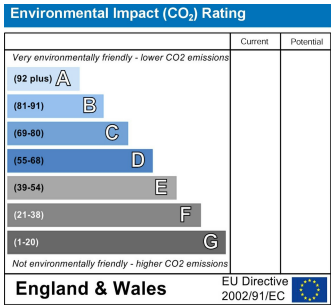
Main area: Approx. 182.6 sq. metres (1965.4 sq. feet)

Plus garages, approx. 22.5 sq. metres (241.7 sq. feet)
Plus bed 4, approx. 18.1 sq. metres (194.6 sq. feet)
Plus bed4 ensuite, approx. 3.8 sq. metres (40.4 sq. feet)
Plus garage entrance, approx. 2.9 sq. metres (31.4 sq. feet)
Plus garage storage, approx. 2.1 sq. metres (22.4 sq. feet)
Plus bed 4 landing, approx. 1.9 sq. metres (20.1 sq. feet)

Total area including garages and outbuildings: approx. 233.9 sq metres (2516 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage





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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