



**Kings Wood Park, Epping**

**Guide Price £800,000**

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**MILLERS**  
ESTATE AGENTS

GUIDE PRICE £800,000 - £825,000 \* SEMI DETACHED HOME \* OPEN PLAN FAMILY AREA \* GARAGE \*

Nestled in the highly sought-after Kings Wood Park area of Epping, this charming semi-detached townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,830 square feet, the property boasts two inviting reception rooms, four well-proportioned bedrooms, and three bathrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The spacious lounge features double doors that open into a stunning open-plan family area, creating a seamless flow between spaces. The beautifully fitted integrated kitchen, complete with a central island, is perfect for culinary enthusiasts and is complemented by a delightful dining area that overlooks the rear garden through elegant French doors.

The first floor is home to an impressive master bedroom, which benefits from French doors that lead to a private balcony, offering lovely views of the garden. This floor also includes a further double bedroom and a family bathroom, ensuring ample space for relaxation. Ascending to the top floor, you will find two additional double bedrooms and a convenient Jack and Jill shower room.

The exterior of the property is equally appealing, with a front garden bordered by hedges for added privacy and mature planting. Side access leads to a superbly maintained rear garden, featuring a patio area with a charming wooden gazebo, perfect for alfresco dining. The garden is a true haven for gardening enthusiasts, adorned with a lush lawn, mature trees, and vibrant flower borders. Additionally, a garage with an up-and-over door, complete with power and light, provides further convenience, along with additional parking in front.

Situated adjacent to the picturesque Epping Forest and just a short stroll from the town centre, this property is a must-see for those seeking a delightful home in a prime location.





## GROUND FLOOR

### Cloakroom WC

6' x 3'4" (1.83m x 1.02m)

### Living Room

17'6" x 11'7" (5.33m x 3.54m)

### Kitchen Dining Room

19'2" x 19'2" (5.85m x 5.83m)

## FIRST FLOOR

### Bedroom One

17'8" x 12'5" (5.38m x 3.79m)

### Balcony

7'3" x 11'5" (2.22m x 3.49m)

### En-suite Shower Room

8'8" x 5'11" (2.64m x 1.80m)

### Bedroom Two

12'8" x 11'3" (3.87m x 3.43m)

### Family Bathroom

6'6" x 7'3" (1.98m x 2.21m )

## SECOND FLOOR

### Bedroom Three

12'0" x 11'7" (3.67m x 3.54m)

### Bedroom Four

9'1" x 11'8" (2.76m x 3.55m)

### Jack & Jill Shower Rm

8'3" x 6'11" (2.51m x 2.11m)

## EXTERIOR

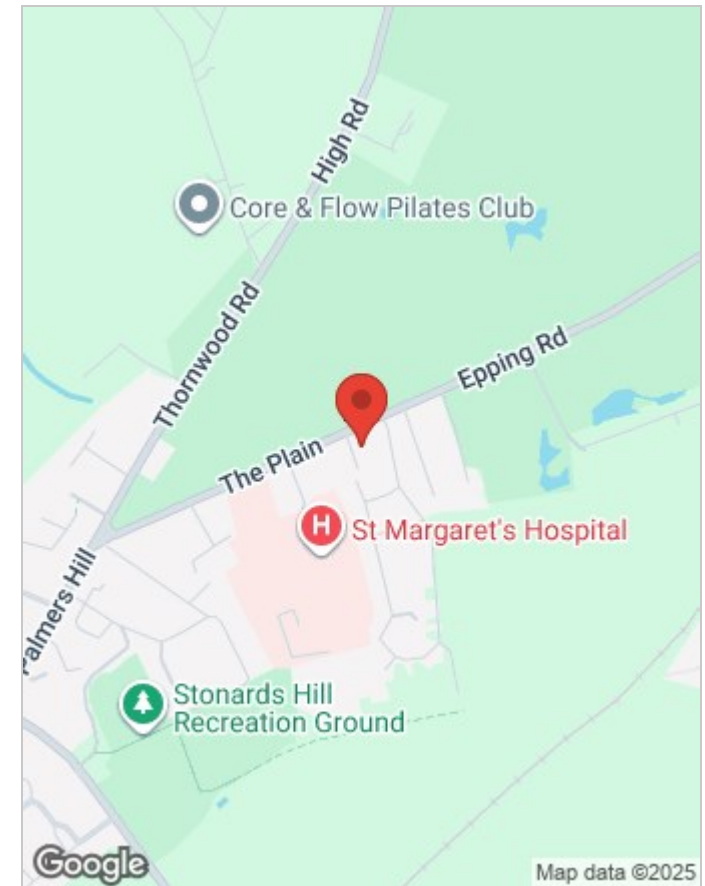
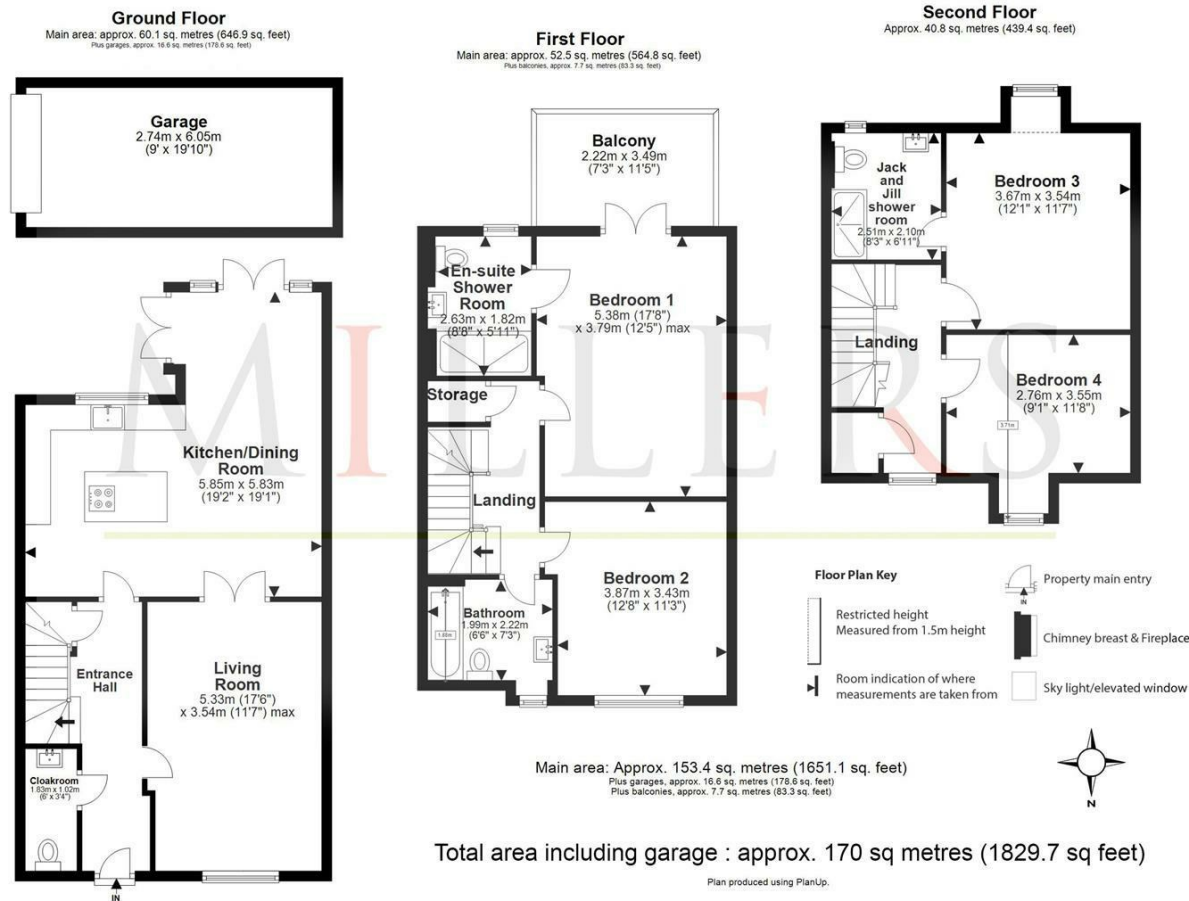
### Garage

19'10" x 9' (6.05m x 2.74m)

### Rear Garden

37'6" x 26'2" (11.43m x 7.98m)





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>88</b>

## 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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