



Boleyn Row, Epping

O.I.E.O £900,000

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MILLERS
ESTATE AGENTS

*** DETACHED HOUSE * 5 OR 6 BEDROOMS *
OPPOSITE OPEN COUNTRISIDE * GARAGE &
PARKING * CHAIN FREE ***

This contemporary double-fronted detached house offers versatile family accommodation with five or six bedrooms, arranged over three floors. The property has been finished to a high specification and includes two reception rooms, three bathrooms, five or six bedrooms, and a garage with a driveway. Located in the popular Kings Wood Park development, it is close to Stonards Hill recreation grounds, parts of Epping Forest, and the High Street.

A centrally located front door provides access to an entrance hallway, which features stairs ascending to the first floor, access to a cloakroom, and doors leading to the living room. This attractive reception room includes a feature fireplace and French doors that open to the rear garden. There is also a separate dining room with a bay window and a kitchen breakfast room that overlooks the rear garden. The kitchen is equipped with a range of white high-gloss units, contrasting work surfaces, integrated appliances, and a central breakfast island, along with a matching utility room.

On the first floor, the master bedroom includes an en-suite shower room. There is a Jack and Jill shower room between bedrooms two and three, along with a study room. The second floor features a third bathroom and bedrooms four and five. The rear garden is mainly laid to lawn and includes a patio area and access to the garage.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford





GROUND FLOOR

Kitchen Family Room

22'4" x 10'4" (6.83m x 3.15m)

Living Room

10'5" x 19'2" (3.18m x 5.84m)

Dining Room

11'11" x 9'0" (3.63m x 2.74m)

Utility Room

5'6" x 6' (1.68m x 1.83m)

Ground Floor WC

3'7" x 6' (1.09m x 1.83m)

FIRST FLOOR

Bedroom One

13'10" x 10'5" (4.22m x 3.18m)

En-Suite

4'8" x 9'7" (1.42m x 2.92m)

Bedroom Two

13'3" x 11'11" (4.04m x 3.63m)

Jack & Jill En-Suite

7'10" x 6'11" (2.39m x 2.11m)

Bedroom Three

14'4" x 10'4" (4.37m x 3.15m)

Study / Bedroom Six

9'8" x 6'6" (2.95m x 1.98m)

SECOND FLOOR

Bedroom Four

17'9" x 10'5" (5.41m x 3.18m)

Bedroom Five

18'9" x 10'4" (5.72m x 3.15m)

Bathroom

8'2" x 6'4" (2.49m x 1.93m)

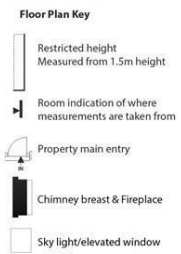
EXTERNAL AREA

Rear Garden

54'0" x 36'0" (16.46m x 10.97m)

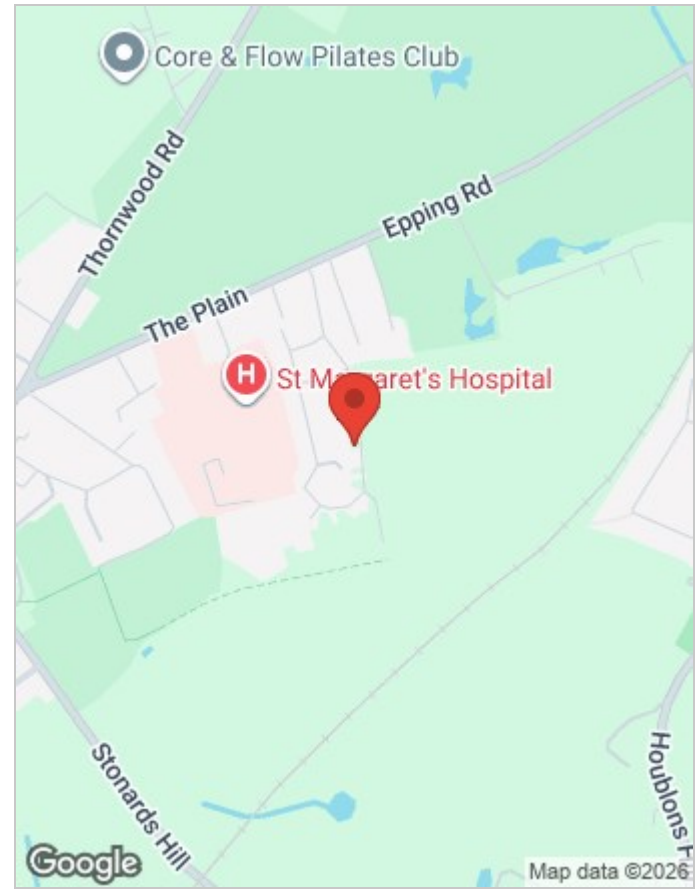
Double Length Garage

32'4" x 11'1" (9.86m x 3.38m)



Main area: Approx. 180.6 sq. metres (1943.4 sq. feet)
 Plus garages, approx. 19.3 sq. metres (207.5 sq. feet)
Total area including garage : approx. 199.9 sq metres (2150.9 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. Plan produced using PlanUp.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.