



Boleyn Row, Epping
O.I.E.O £900,000



MILLERS
ESTATE AGENTS

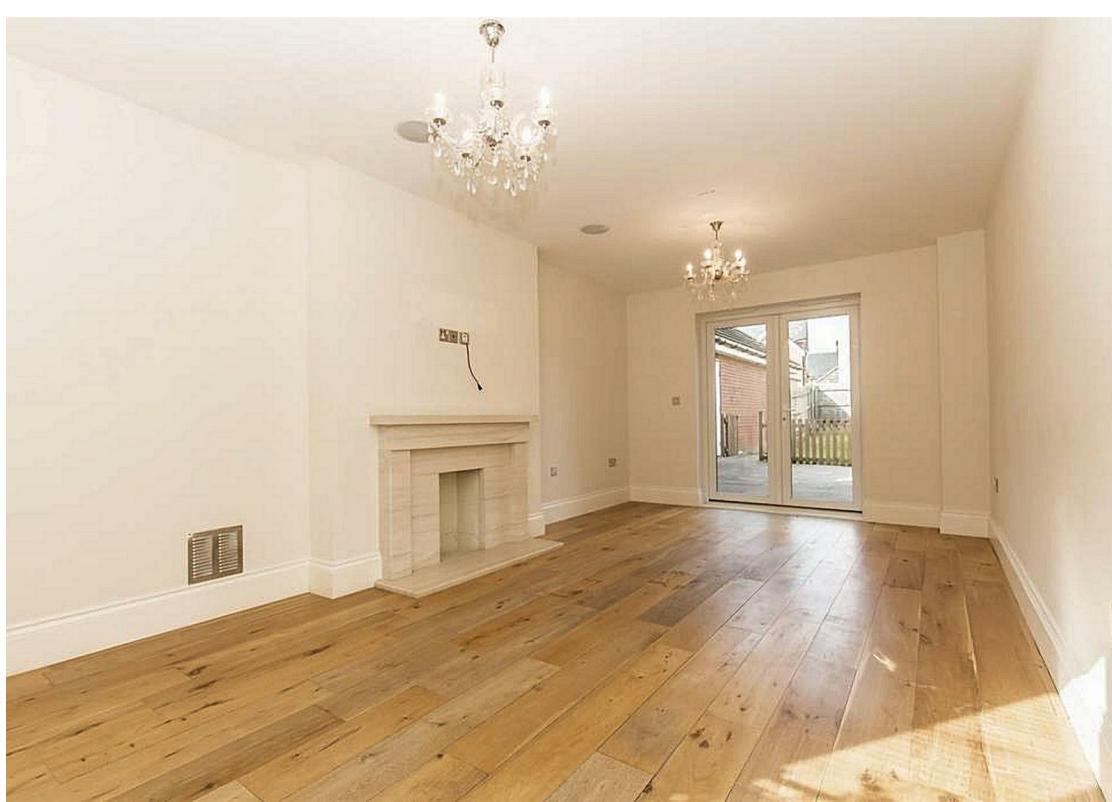
An attractive double-fronted detached family home that combines contemporary style with exceptional versatility, offering flexible accommodation, arranged over three spacious floors. With the option of five or six bedrooms, the property has been finished to a high standard throughout & features two generous reception rooms, three bathrooms, a double-length garage & double driveway for ample off-street parking.

Set within the desirable Kings Wood Park development, this home enjoys a prime position opposite open countryside, yet remains just moments from Stonards Hill Recreation Grounds, Epping Forest, and the vibrant High Street.

Stepping through the centrally positioned front door, you are greeted by a spacious & welcoming entrance hall, with stairs rising to the first floor & access to a practical cloakroom/WC. The main living room is both stylish & inviting, with a striking fireplace, integrated ceiling speakers and French doors that open directly onto the garden, perfect for relaxing with family or entertaining guests.

A separate dining room with a charming bay window sits alongside a spacious kitchen breakfast room, both enjoying views over the garden. The kitchen is thoughtfully designed with cream shaker-style units, contrasting work surfaces, integrated appliances & central breakfast island, complemented by a matching utility room & relaxed living or TV area. TV points are installed in all principal rooms, ensuring flexible layouts & supporting the demands of modern family living.

The first floor hosts a principal bedroom with its own en-suite shower room, while bedrooms two & three are served by a stylish Jack & Jill shower room. A versatile study or sixth bedroom completes this level. The top floor reveals two further bedrooms and a family bathroom. Outside, the rear garden is mainly laid to lawn, has a patio seating area which offers direct access to the garage. The property is offered with NO onward chain.





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)

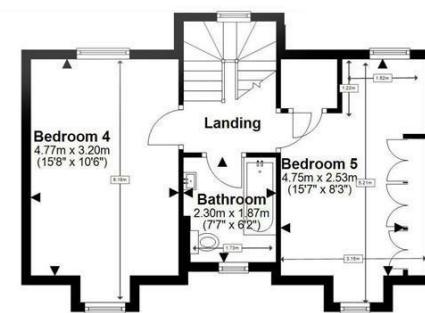
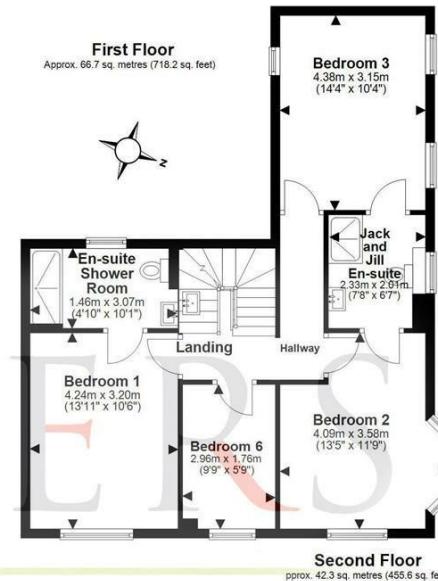
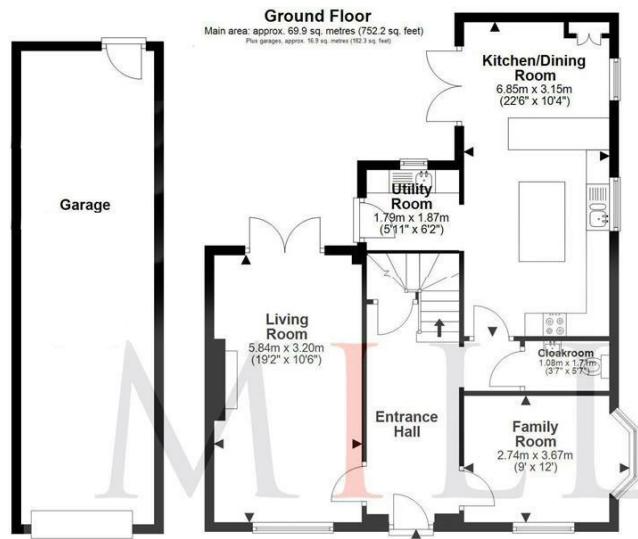
EXTERNAL AREA

Rear Garden

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

Double Length Garage

34'9" x 9'7" (10.59m x 2.92m)



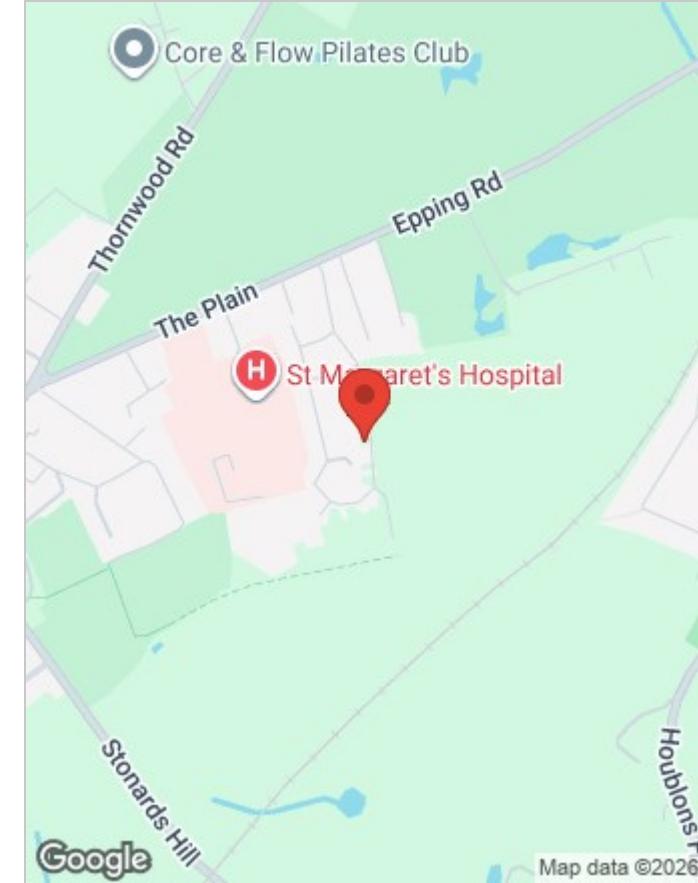
Main area: Approx. 178.9 sq. metres (1926.0 sq. feet)
Total area including garage :
approx. 195.8 sq metres (2108.3 sq feet)

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.

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.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	85
(55-68) D	79
(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
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	1
(1-20) G	1
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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