



Kings Wood Park, Epping, CM16 6FA

Price Range £600,000

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MILLERS
ESTATE AGENTS

PRICE RANGE £600,000 - £625,000 * MODERN DEVELOPMENT * THREE DOUBLE BEDROOMS * DOUBLE GARAGE * PERMISSION TO EXTENDED *

A beautifully presented three bedroom family home located on the popular Kings Wood Park. The property has been issued permission to remodel the double garage and extend above, to create a second reception area, further bedroom and en-suite. Situated within close proximity to parts of Epping Forest, open common land and being within walking distance to Epping Town Centre and Station.

The accommodation comprises an entrance hallway with stairs ascending to the first floor and a cloakroom WC. There is a stunning, fully integrated kitchen breakfast room with built in "AEG" appliances, granite working surfaces and an inset double hob with matching extractor hood. There is a lounge dining room with fully opening bi-folding doors to the rear garden and an under stairs storage cupboard. The first floor landing leads to the master bedroom which offers a range of fitted wardrobes and an en-suite shower room. There are two further bedrooms and a family bathroom comprising a three-piece suite with white sanitary ware. There is a delightful rear garden designed for low maintenance with a quality artificial grass, stone patio area and side access to the double garage and parking. Additionally there are solid wood doors throughout, a built in speaker system, double glazed windows and gas radiator heating.

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.





FRONT DOOR

Entrance Hall

Clakroom WC

Kitchen Breakfast Room

12'11" x 8'5" (3.94m x 2.57m)

Living Dining Room

16'1" x 15'6" (4.90m x 4.72m)

FIRST FLOOR

Bedroom One

12'5" x 11'5" (3.78m x 3.48m)

En-Suite Shower Room

6'7" x 5'8" max (2.01m x 1.73m max)

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

Bedroom Three

9'9" x 6'9" (2.97m x 2.06m)

Family Bathroom

6'9" x 5'5" (2.06m x 1.65m)

EXTERNAL AREA

Double Garage

17'4" x 17'3" (5.28m x 5.26m)

Rear Garden

32'45" x 17'27" (9.75m x 5.18m)

