



Epping Road Waltham Abbey
£1,100,000

MILLERS
PORTFOLIO HOMES





Epping Road Waltham Abbey, EN9 2DH

Millers are delighted to offer this well presented detached residence standing in a gated plot. Enhanced by the present owners to offer many fine features and creating great family living space both indoors and outside. The property features a master bedroom with ensuite shower room, family bathroom, three further bedrooms, living room, open plan bespoke kitchen/family room, dining room, utility room, cloakroom, boot room, tv room, study, oil heating and double glazed windows.

The property offers the best of both worlds situated in the popular village of Broadley Common and close to Epping Upland surrounded by farmland and countryside; yet conveniently located just 5.5 miles from the market town of Epping with its range of shops, bars, restaurants and for commuters the Central Line Station for the City and West End. An inspection is highly recommended.

- WELL PRESENTED DETACHED HOME
- SPACIOUS OPEN PLAN KITCHEN/FAMILY ROOM
- DINING ROOM
- LIVING ROOM WITH FEATURE WOOD BURNER
- STUDY & TV ROOM
- MASTER BEDROOM WITH ENSUITE
- 3 FURTHER BEDROOMS
- BACKING ONTO FIELDS
- APPROX 220' LANDSCAPED GARDENS
- GATED DRIVEWAY & PARKING AREA





Conifers, is a well presented detached family residence enhanced in recent times by the present owners offering spacious accommodation finished to a high standard. The property is entered via remote controlled gates opening to a block paved parking area for numerous vehicles. Entrance door to the reception hall with stairs rising to the first floor and doors leading to. The Living room with a feature fireplace with a wood burner, study providing a useful home office space, tv / playroom, cloakroom, utility and a boot room.

The outstanding feature of the ground floor is the stunning open plan bespoke fitted kitchen / living room featuring doors opening to the rear garden. The kitchen area features a range of units, featuring a central Island/ breakfast bar, with a two tone finish and complemented by quartz work surfaces. The kitchen features a range of quality integrated appliances including a Miele coffee machine, dishwasher, wine cooler and microwave. Open plan to the kitchen is the dining room/orangery with a feature atrium roof,

On the first floor the property features a bright landing with a cupboard housing the Megaflo cylinder and doors lead to the master bedroom with its modern ensuite shower room, three further good sized bedrooms and the family bathroom with a bath and shower.

Outside the landscaped rear gardens are some 220' in length and offer something for the whole family. At the immediate rear of the property as you step out there is a good sized patio area with a pagoda and opening to the first lawned area leading to a well established shrubbed area affording privacy to a dining area with a pizza oven and play area, a sunken entertainment area. Beyond is a lawned area with high boundary hedges, summer house, sheds and play area.





GROUND FLOOR

Reception Hall

Cloakroom WC

6'1" x 2'11" (1.85m x 0.89m)

Living Room

18'2" x 13'10" (5.54m x 4.22m)

Study

19'10" x 6'7" (6.05m x 2.01m)

Family TV Room

12'4" x 9'10" (3.76m x 3.00m)

Boot Room

7'4" x 6'7" (2.24m x 2.01m)

Utility Room

10'3" x 6'5" (3.12m x 1.96m)

Open Plan Fitted Kitchen/Family Room

24'4" x 10'5" (7.42m x 3.18m)

Dining Room

12'7" x 10'7" (3.84m x 3.23m)

FIRST FLOOR

Master Bedroom

12'8" x 12'2" (3.86m x 3.71m)

Ensuite Shower Room

6'4" x 6'6" (1.93m x 1.98m)

Bedroom Two

11'9" x 9'11" (3.58m x 3.02m)

Bedroom Three

11'11" x 10' (3.63m x 3.05m)

Bedroom Four

12' x 9' (3.66m x 2.74m)

Family Bathroom

8' x 7'10" (2.44m x 2.39m)

EXTERIOR

Front Garden & Large Driveway for numerous vehicle

Landscaped Gardens

approximately 220' in length (approximately 67.06m in length)

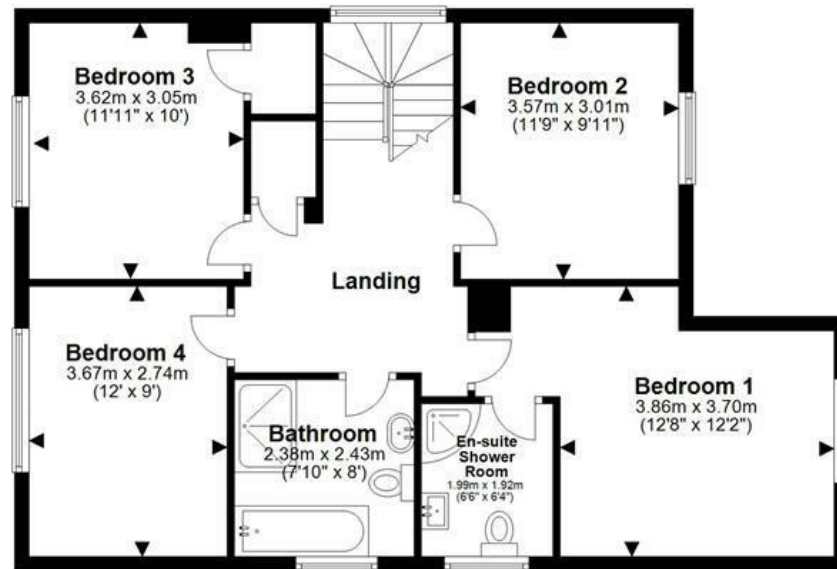
Ground Floor

Approx. 129.8 sq. metres (1397.2 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



Total area: approx. 202.7 sq. metres (2181.6 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.





Directions

From our offices head south-west on the High Street/B1393 towards Loughton. At the roundabout, take the 2nd exit onto Bury Lane//B182 follow the road Slight left onto B181 Turn left to stay on B181 upon entering Broadley common the property can be found on the left hand side.

Viewing

Strictly by appointment with the office

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