



Kings Wood Park, Epping

Asking Price £825,000



MILLERS
ESTATE AGENTS

**** SEMI DETACHED TOWN HOUSE ** OPEN PLAN FAMILY AREA ** MATURE GARDEN ** 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.





Entrance Hall

Cloakroom

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 Landing

Bedroom 1

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 2

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



Family Bathroom

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

Second Floor Landing

Bedroom 3

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

Bedroom 4

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

Jack and Jill shower room

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

EXTERIOR

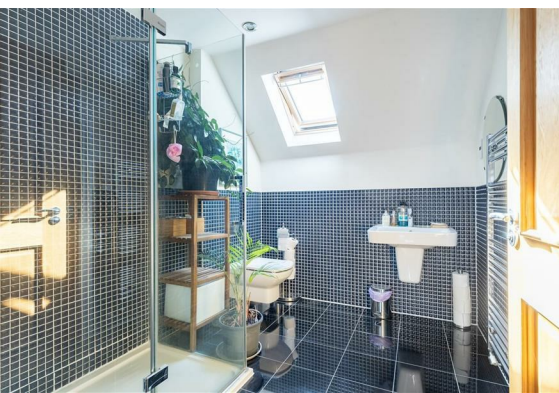
Front Garden

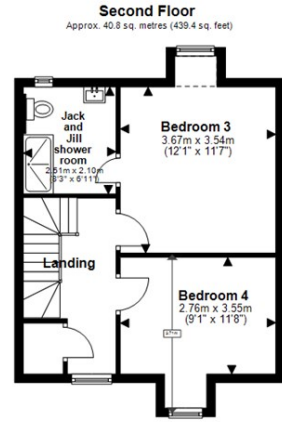
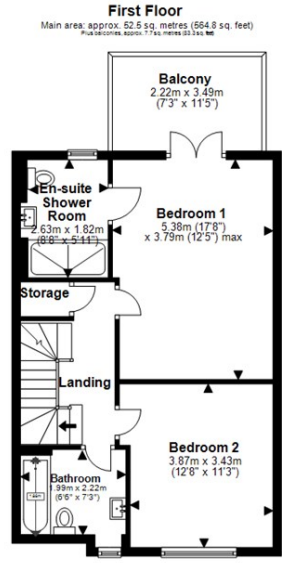
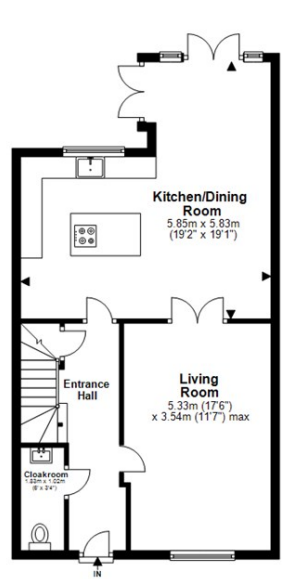
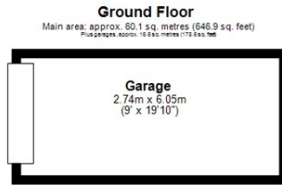
Garage

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

Rear Garden

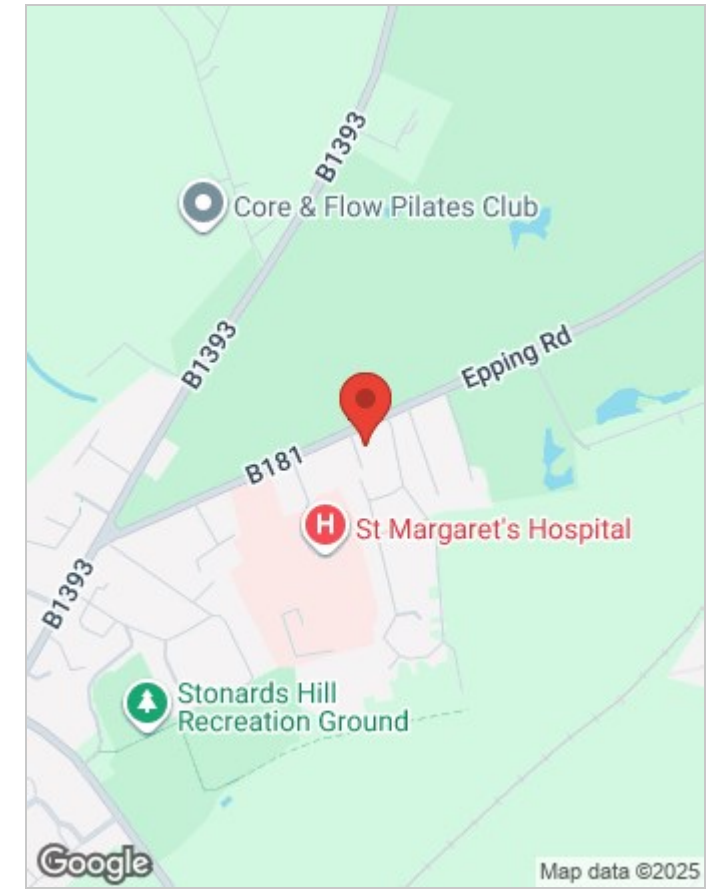
37'6" x 26'2" (11.43m x 7.98m)





Main area: Approx. 153.4 sq. metres (1651.1 sq. feet)
Plus garages: approx. 16.6 sq. metres (178.6 sq. feet)
Plus balconies: approx. 7.7 sq. metres (83.3 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.