



**Buckingham Road, Epping**  
**Offers Over £800,000**



**MILLERS**  
ESTATE AGENTS

\*MODERN TOWN HOUSE \* VIEWS OVER OPEN FIELDS \* THREE FLOORS \* IMMACULATE THROUGHOUT \* CLOSE TO EPPING ST JOHNS \*

A well-presented, staggered terraced, town house offering spacious accommodation. This contemporary home is nicely position on the "The Arboretum" development; designed and built by Higgins Homes which were finished to a very high specification. A stunning home providing three floors of beautifully finished living area and comprising four-bedrooms, two reception rooms, three bath/shower rooms and off street parking.

The ground floor comprises an entrance hall leading to a guest cloakroom WC and has stairs rising to the upper floors. There is an open plan family kitchen dining room with breakfast bar which leads to the utility room. The kitchen is comprehensively fitted with a range of high gloss wall and base units and features granite work tops. There are a range of integrated appliances including a stainless steel and glass fronted oven, microwave, induction hob, instant hot water tap and island unit. The utility room has some fitted units and houses the boiler with a door leading out to the garden.

The first floor offers a landing with an airing cupboard, stairs rising upwards and doors leading to the further accommodation. There is a spacious living room with a feature bay window overlooking the top meadow. The third and fourth bedroom are situated on the first floor along with a modern three-piece bathroom. The second floor you will find the landing with a storage cupboard and doors leading to the second bedroom. This room offers a fitted wardrobe and a modern en-suite shower room. The master bedroom benefits from a walk-in wardrobe and en-suite bathroom which includes a free-standing bath and separate shower. Externally the property features a well-maintained rear garden with patio area, some borders with shrubs. Side pedestrian access to the front and the garage which has an electric up & over door.





## GROUND FLOOR

### Cloakroom WC

6'8" x 2'10" (2.03m x 0.86m)

### Kitchen Dining Family Room

29'8" x 10'8" (9.04m x 3.24m)

### Utility Room

5'4" x 5'3" (1.63m x 1.61m)

## FIRST FLOOR

### Living Room

22'3" x 10'7" (6.78m x 3.23m)

### Bedroom Three

12'4" x 9'8" (3.76m x 2.95m)

### Bedroom Four

9'1" x 7'2" (2.78m x 2.18m)

### Bathroom

6'10" x 6'2" (2.08m x 1.88m)

## SECOND FLOOR

### Bedroom One

13'0" x 10'10" (3.96m x 3.31m)

### En-suite Bathroom

10'9" x 5'5" (3.28m x 1.65m)

### Balcony

2'2" x 4'11" (0.66m x 1.51m)

### Dressing Area

5'4" x 4'6" (1.63m x 1.38m)

### Bedroom Two

14'1" x 10'6" (4.28m x 3.20m)

### En-suite Shower Room

10'6" x 5'4" (3.20m x 1.63m)

## EXTERNAL AREA

### Garage

21'2" x 10' (6.45m x 3.05m)

### Carport

19'2" x 9'10" (5.84m x 3.00m)

### Rear Garden

47'11" x 29'7" (14.61m x 9.02m)



Main area: Approx. 138.4 sq. metres (1490.2 sq. feet)  
Plus garages, approx. 19.6 sq. metres (211.4 sq. feet)  
Plus carport, approx. 17.8 sq. metres (191.5 sq. feet)

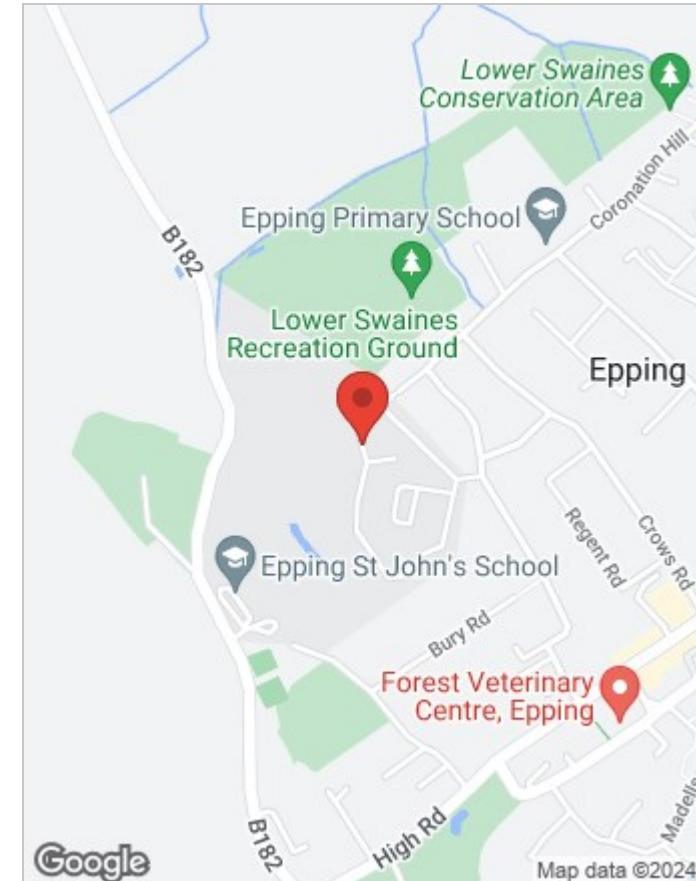
Total area including garage : approx. 175.8 sq metres (1893.1 sq feet)

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 footprint.  
Plan produced using PlanUp.

## 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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	83	
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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