



Epping Road, Nazeing
Price Range £1,060,000



MILLERS
PORTFOLIO HOMES

Price Range £1,060,000 - £1,090,000 Conifers is a well presented detached family residence enhanced in recent times by the present owners, offering spacious accommodation and finished to a high standard. The property is entered via remote controlled gates opening to a block paved parking area for numerous vehicles. There is an entrance door to the reception hall with stairs rising to the first floor and doors lead to. The Living room has a feature fireplace with a wood burner. A study providing a useful space for a home office or a TV playroom. There is a guest cloakroom WC, utility room 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 Megaflow 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)

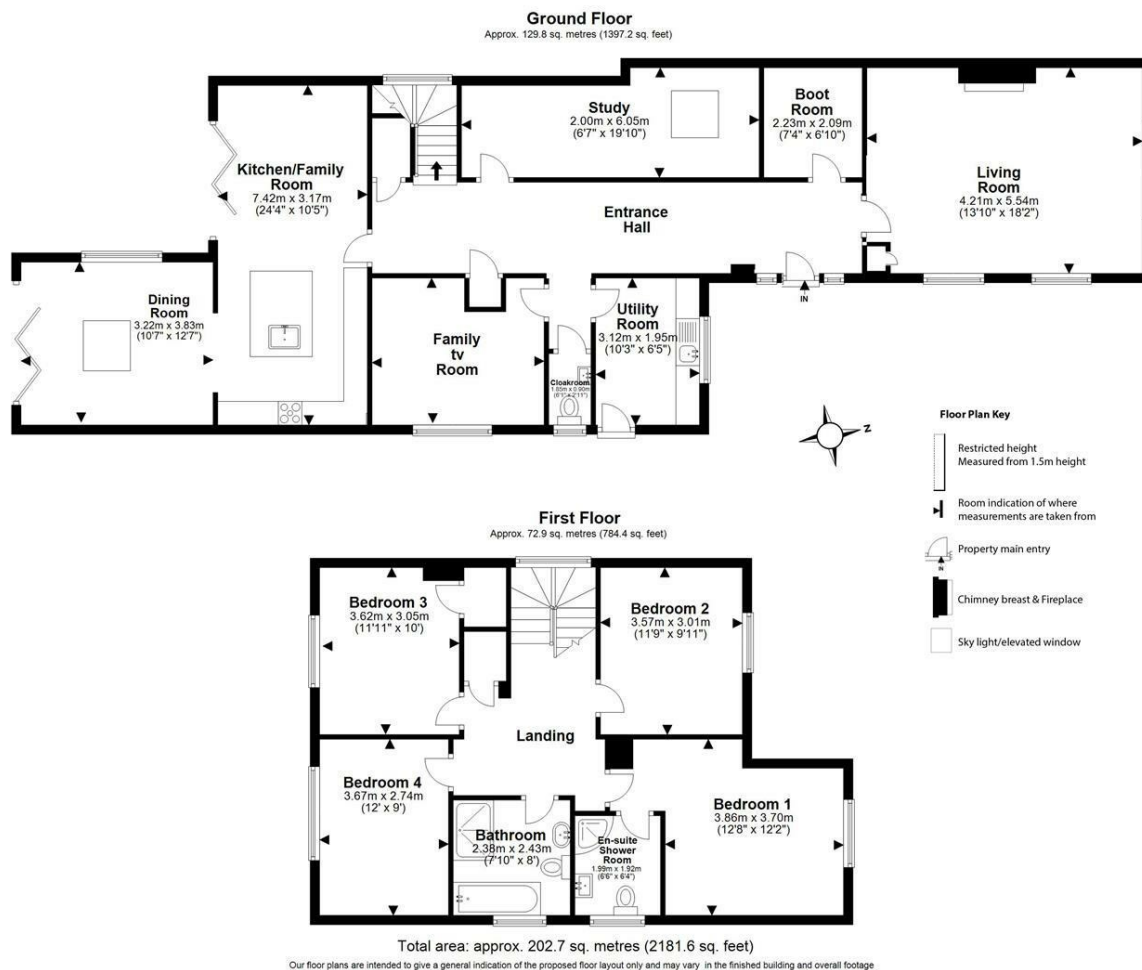
Family Bathroom
8' x 7'10" (2.44m x 2.39m)

EXTERIOR

Front Garden Driveway

Landscaped Gardens
approx. 220'0" in length (approx. 67.06m in length)





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

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