



Epping Road, Nazeing
Price Range £850,000 to £880,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £850,000 to £880,000 * GATED DETACHED FAMILY HOME * THREE RECEPTION AREAS * 0.45 ACRE PLOT APP *

Nestled in the charming semi-rural area of Broadley Common, this fabulous gated detached family home on Epping Road offers a perfect blend of comfort and elegance. With its impressive plot and secure driveway, this property is ideal for those seeking a tranquil lifestyle while still being close to local amenities.

Upon entering, you are greeted by a welcoming hallway that leads to three spacious reception rooms. The family room flows seamlessly into a lounge, where double doors open to a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The modern fitted kitchen is a chef's dream, opening onto a dining area that boasts spectacular vistas of the expansive rear garden.

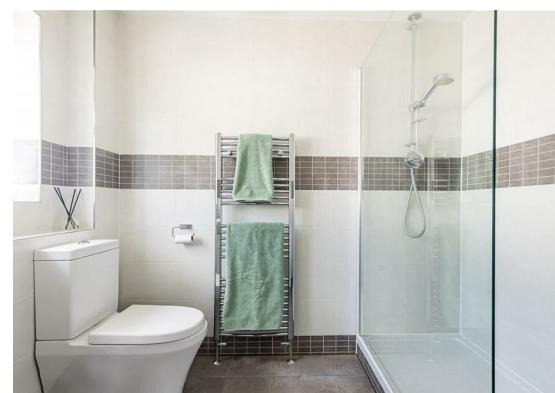
The first floor features a magnificent master bedroom complete with fitted wardrobes and double doors that lead to a private balcony, offering far-reaching views that are sure to impress. The master suite also includes a contemporary en suite shower room.

Additionally, there are three further double bedrooms, each generously sized, along with an excellent family bathroom.

The property is set behind high brick retaining walls, providing privacy and security. The enclosed front garden features a gated driveway with ample parking space leading to a garage. Dual side access takes you to the rear garden, which is a true oasis. Here, mature hedge borders create a serene atmosphere, while the expansive block-paved patio is perfect for al fresco dining. The lawned area, complete with feature ponds and a charming bridge, adds to the garden's appeal. Furthermore, the garden extends to a rear plot that includes a useful store room and workshop, catering to all your storage needs.

This exceptional home is a rare find, offering a peaceful retreat with ample space for family living and entertaining. Don't miss the opportunity to make this stunning property your own.





GROUND FLOOR

Cloakroom WC

5'1 x 4'5 (1.55m x 1.35m)

Living Room

14'10" x 15'8" (4.52m x 4.77m)

Family Room

15'4" x 9'4" (4.68m x 2.84m)

Conservatory

15'5 x 9'2 (4.70m x 2.79m)

Kitchen

14'10" x 8'3" (4.52m x 2.52m)

Dining Room

12'2" x 7'10" (3.71m x 2.38m)

FIRST FLOOR

Bedroom One

14'10" x 13'2" (4.52m x 4.02m)

En-suite Shower Room

7'10 x 5'6 (2.39m x 1.68m)

Balcony

15'2 x 3'9 (4.62m x 1.14m)

Bedroom Two

9'11" x 14'7" (3.02m x 4.44m)

Bedroom Three

14'10" x 9'2" (4.52m x 2.79m)

Bedroom Four

10'10" x 9'6" (3.31m x 2.89m)

Bathroom

8'2" x 6'6" (2.49m x 1.98m)

EXTERIOR

Garage/Utility

19'1" x 8'2" (5.81m x 2.49m)

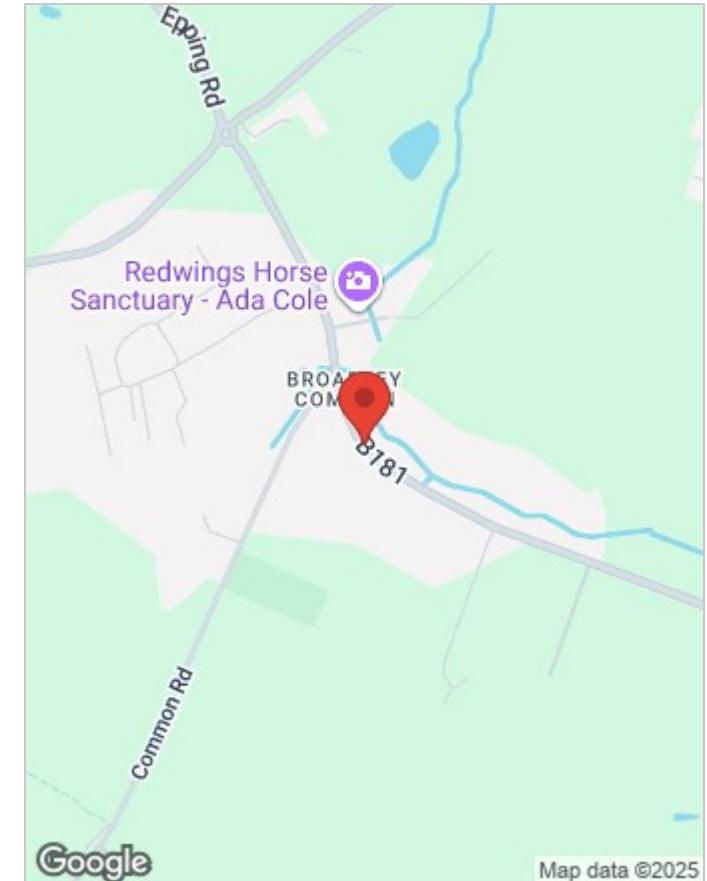
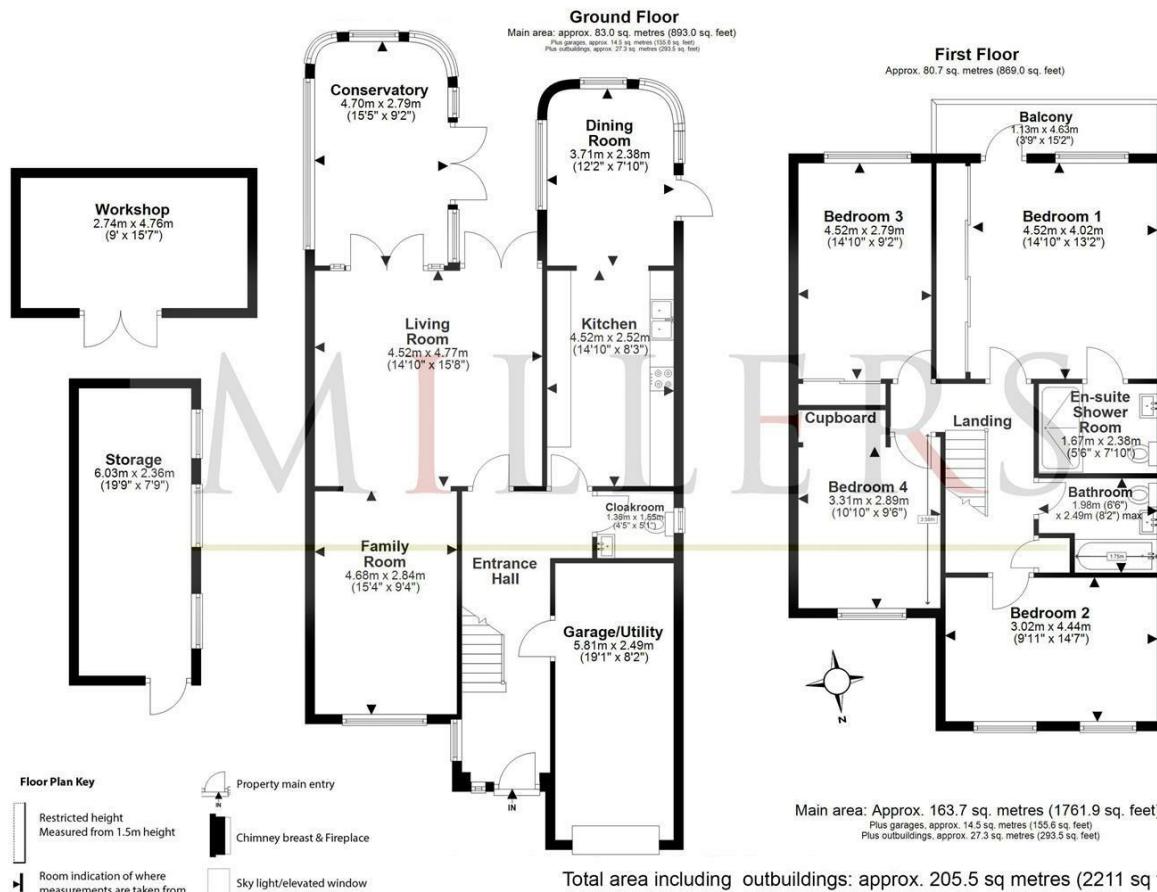
Garden Plot Appox 0.45 of an acre

Workshop

15'7" x 9' (4.75m x 2.74m)

Storage

19'9 x 7'9 (6.02m x 2.36m)



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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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	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	EU Directive 2002/91/EC

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