



Boleyn Row, Epping
Asking Price £999,999

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MILLERS
ESTATE AGENTS

A stylish contemporary detached house, thoughtfully arranged over three floors. Elegantly finished, this beautiful property boasts two inviting reception areas, five generous bedrooms and three well-appointed bathrooms. A double carport provides ample parking, enhancing convenience. Boleyn Row offers picturesque views of the surrounding countryside & is conveniently located near Stonards Hill recreation grounds & parts of Epping's breathtaking forest.

You are greeted by a grand hallway that sets the tone for the home. A stylish cloakroom with a WC adds practicality. The attractive reception room is bathed in natural light from a charming bay window & features a cosy fireplace, perfect for gathering with the family. The open-plan dining room, kitchen-breakfast area which showcase exquisite porcelain flooring, provide delightful views of the garden, creating an inviting space for everyday living. The kitchen is a chef's dream, boasting a mix of sleek contrasting white & dark matte-finish cabinetry, luxurious granite work surfaces, integrated appliances & central breakfast island that encourages casual dining.

Four well-proportioned bedrooms await, including a spacious second bedroom with its own en-suite shower room. A family bathroom featuring a four-piece suite and pristine white sanitary ware caters to the needs of the household. The entire second floor is dedicated to the expansive master bedroom, a private retreat complete with an en-suite shower room, a comprehensive range of mirrored wardrobes & a walk-in storage wardrobe.

The garden is a tranquil oasis, laid to lush lawn and featuring a beautifully elegant porcelain patio - an ideal space for alfresco dining. A side plot provides additional storage options or potential to extend (subject to planning). Convenient side access leads to the double carport, offering secure and covered parking.





GROUND FLOOR

Living Room

21'7" x 11'9" (6.59m x 3.58m)

Cloakroom

6'8" x 5'7" (2.03m x 1.70m)

Kitchen Dining Room

17'8" x 23'0" (5.38m x 7.02m)

FIRST FLOOR

Bedroom Two

10'0" x 10'11" (3.06m x 3.32m)

En-suite Shower Room

5'7" x 4'1" (1.70m x 1.24m)

Bedroom Three

10'2" x 10'7" (3.09m x 3.22m)

Bedroom Four

6'5" x 10'2" (1.96m x 3.10m)

Bedroom Five

7'9" x 7'9" (2.37m x 2.36m)

Bathroom

12'10" x 6'10" (3.91m x 2.08m)

SECOND FLOOR

Bedroom One

17'6" x 13'5" (5.34m x 4.09m)

Walk-in Wardrobe

3'9" x 5'7" (1.14m x 1.70m)

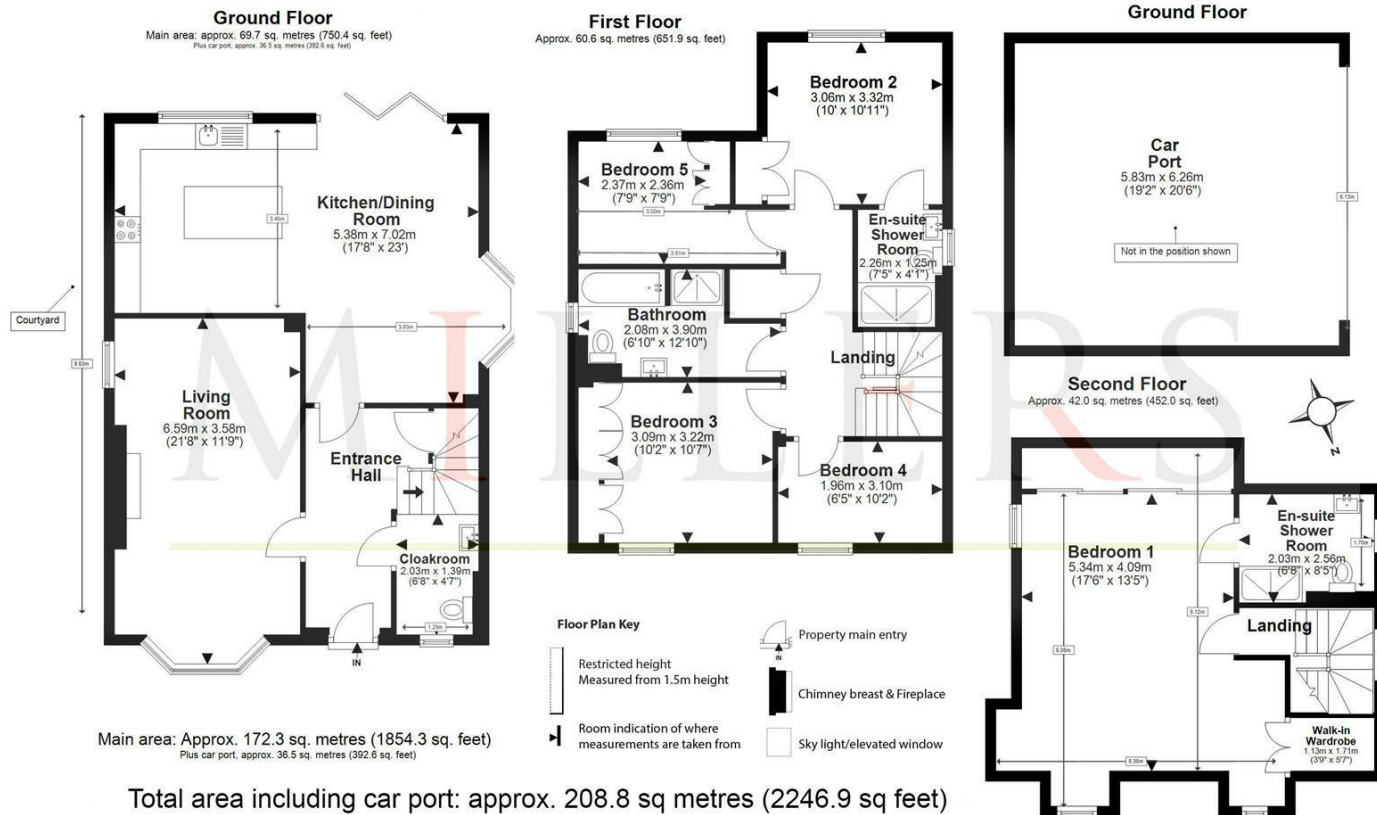
En-suite Shower Room

8'5" x 6'5" (2.57m x 1.96m)

EXTERNAL AREA

Car Port

20'6" x 19'2" (6.25m x 5.84m)



| 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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