



Regent Road, Epping
Asking Price £995,000

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MILLERS
ESTATE AGENTS

*** EXTENDED FAMILY HOME * SUPERB FAMILY ROOM & ORANGERY * FOUR BEDROOMS * GARAGE & PARKING * IMMACULATE THROUGHOUT * DESIRABLE RESIDENTIAL LOCATION * MASTER BEDROOM WITH EN-SUITE ***

A truly wonderful extended semi detached four bedroom family home in the heart of central Epping with a short walk to the High Street and Epping Central line station, The property has a garage, driveway for off street parking and a pretty rear garden.

Accommodation comprises with an entrance hallway, a formal lounge to the front with feature fireplace, a stunning open plan family area to include a fully fitted kitchen, dining area plus a light and airy orangery which has bi fold doors opening out to the rear garden. An inner hallway leads to a ground floor cloakroom/wc., utility room and office. On the first floor there is a master bedroom with fitted wardrobes to one wall and an en-suite shower room, plus a further three bedrooms and a spacious four piece family bathroom.

Outside to the front is a driveway allowing off street parking for two vehicles, double doors lead to an integral garage with power and light, plus a side access. The rear garden is south east facing and has a decked patio area perfect for Al-fresco dining, there is a feature fishpond, a good size lawn area all surrounded by well established tree, shrub and hedge borders.

Regent Road is located within a short walk to the open common land of Swaines Green, Bell Common and Epping Forest which offer peaceful walks and variety of wildlife. It is also accessible to Epping Tube Station serving London and positioned within easy reach of the High Street with its shops, cafes, bars, and restaurants. Local schooling is available at Ivy Chimneys, Epping Primary School; Coopersale Hall School near Epping Golf Course and Epping St Johns. This Historic Market Town has great transport links to the M11 at Hastingwood and the M25 at Waltham Abbey.





GROUND FLOOR

Living Room

13'2" x 13'1" (4.02m x 3.99m)

Kitchen Dining Room

14'2" x 19'5" (4.32m x 5.92m)

Orangery Family Room

9'2" x 19'1" (2.79m x 5.81m)

Inner Hallway

Cloakroom WC

5'5" x 2'6" (1.65m x 0.76m)

Utility Room

14'2" x 7'9" (4.31m x 2.36m)

Study

7'10" x 7'9" (2.39m x 2.36m)

FIRST FLOOR

Bedroom One

14'2" x 8'10" (4.32m x 2.69m)

En-suite Shower Room

6'2" x 8'2" (1.90m x 2.51m)

Bedroom Two

13'3" x 10'11" (4.04m x 3.32m)

Bedroom Three

10'9" x 7'9" (3.28m x 2.36m)

Bedroom Four

7'9" x 8'8" (2.36m x 2.65m)

Bathroom

9'1" x 7'7" (2.77m x 2.31m)

EXTERIOR AREA

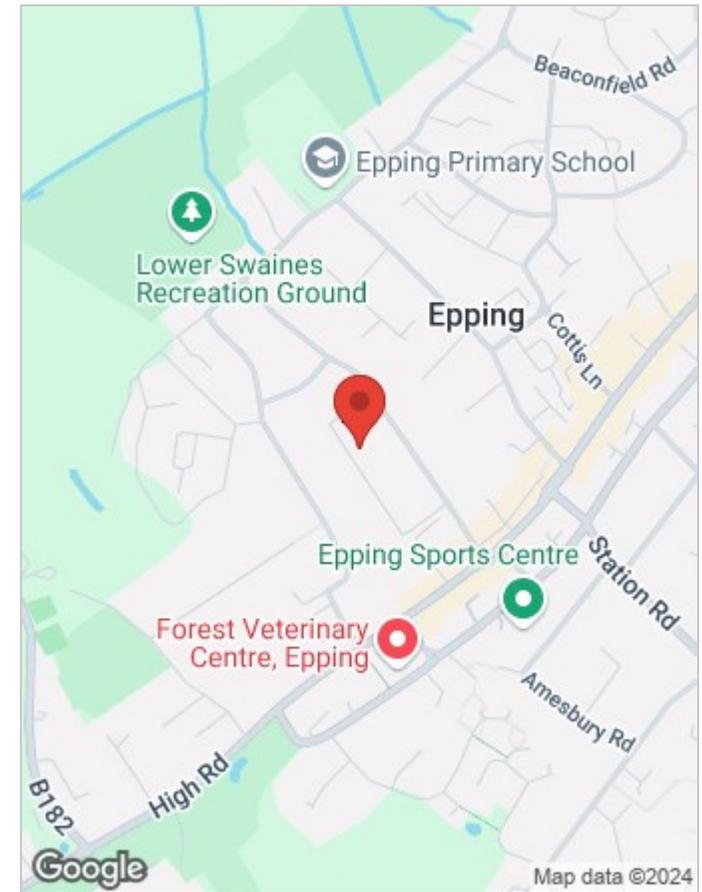
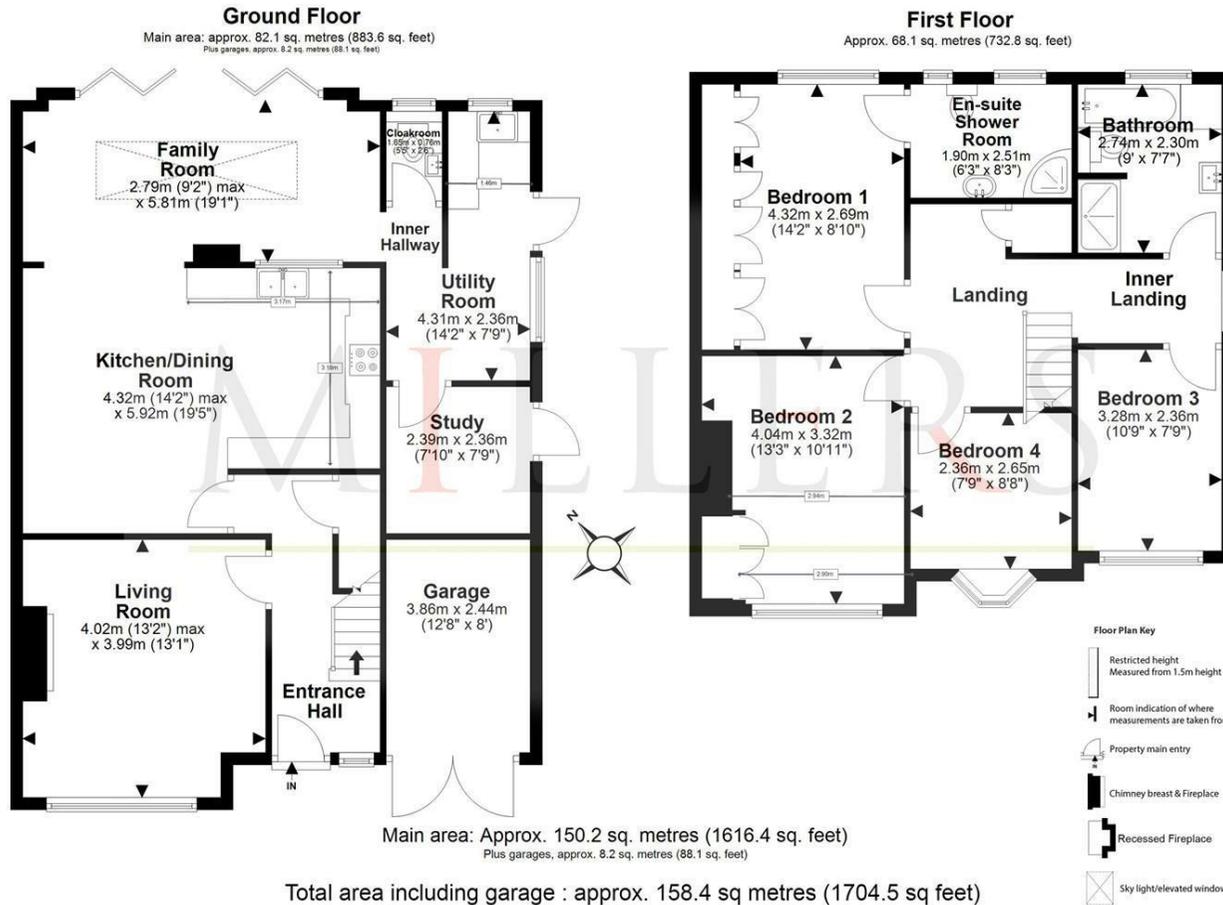
Front Driveway

Garage

12'8" x 8' (3.86m x 2.44m)

Rear Garden

48'9" x 34'3" (14.86m x 10.44m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	60		(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

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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