



**Kings Wood Park, Epping**

**Price Range £500,000**



**MILLERS**  
ESTATE AGENTS

**\*\* PRICE RANGE £500,000 - £515,0000 \*\***  
**MODERN END TERRACE HOME \*\* GROUND FLOOR**  
**CLOARKROOM \*\* TWO DOUBLE BEDROOMS \*\***  
**ALLOCATED PARKING \*\* DESIRABLE LOCATION \*\***

Nestled in the highly sought-after Kings Wood Park area of Epping, this charming end terrace house offers a perfect blend of modern living and convenience. Just a short stroll from the vibrant High Street, this property is ideally situated for those who appreciate both tranquillity and accessibility.

Upon entering, you are welcomed by an entrance hallway that leads to a fitted kitchen, perfect for culinary enthusiasts. The ground floor also features a convenient cloakroom and a generous lounge/diner, which boasts a door that opens directly onto the rear garden, creating an inviting space for relaxation and entertaining.

The first floor comprises two comfortable double bedrooms, providing ample space for rest and privacy. A family bathroom completes this level, ensuring that all essential amenities are within easy reach.

Externally, the property benefits from a front garden with block paving, allowing for off-street parking for a small vehicle. The rear garden is a delightful retreat, featuring a paved patio area that seamlessly transitions to a well-maintained lawn, ideal for outdoor gatherings or quiet moments in the sun. Additionally, rear access leads to further allocated parking, enhancing the practicality of this home.

With its proximity to the stunning Epping Forest and the bustling High Street, this property is perfect for those seeking a modern lifestyle in a picturesque setting. Whether you are a first-time buyer or looking to downsize, this end terrace home is a wonderful opportunity not to be missed.





**Entrance Hall**

**Ground Floor Cloakroom**

**Kitchen**

10'10 x 7'10 (3.30m x 2.39m)

**Lounge**

15'1 x 11'10 (4.60m x 3.61m)

**First Floor Landing**

**Bedroom One**

15'1 x 11'10 (4.60m x 3.61m)

**Bedroom Two**

15'1 x 9'2 (4.60m x 2.79m)

**Bathroom**

7'10 x 5'11 (2.39m x 1.80m)

**EXTERIOR**

**Block Paved Driveway**

**Allocated parking to rear**

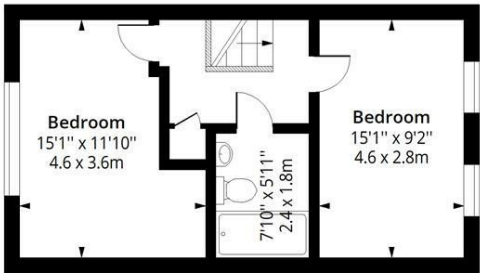
**Rear Garden**

32'10 x 16'5 (10.01m x 5.00m)



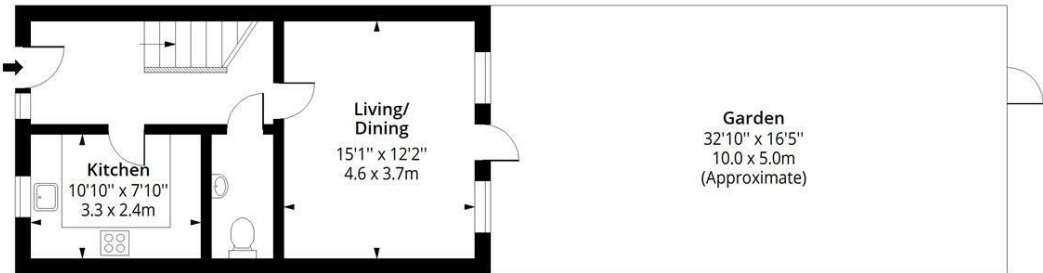
# Kingswood Park, CM16

Approx. Gross Internal Area 852 Sq Ft - 79.15 Sq M



First Floor

Floor Area 426 Sq Ft - 39.58 Sq M



Ground Floor

Floor Area 426 Sq Ft - 39.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 2/2/2026

## 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		
(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	

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	