



**Kings Wood Park, Epping**

**Asking Price £530,000**

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**MILLERS**  
ESTATE AGENTS

**\* MODERN TERRACE HOME \* TWO ALLOCATED PARKING SPACES \* HIGHLY DESIRABLE LOCATION \* EXCELLENT CONDITION THROUGHOUT \***

Nestled in the sought-after Kings Wood Park development in Epping, this beautifully presented modern mid-terrace house offers a delightful living experience. Spanning 842 square feet, the property is just a short stroll from the vibrant Epping High Street, making it an ideal location for those who appreciate convenience and community.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a contemporary white fitted kitchen, perfect for culinary enthusiasts. The lounge/diner is a highlight of the home, featuring two windows and a door that opens directly onto the charming rear garden, creating a seamless flow between indoor and outdoor living.

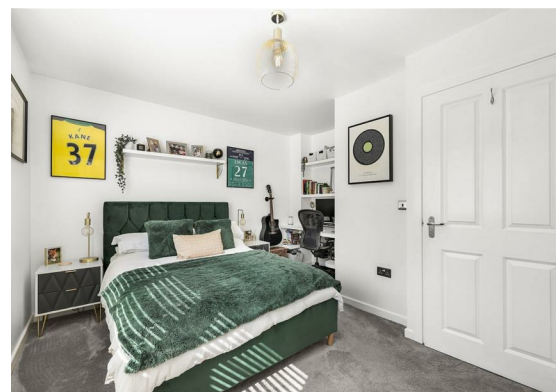
The first floor boasts two generously sized double bedrooms, one of which is equipped with built-in wardrobes and the other with a built in home office/desk, providing ample storage space. A modern family bathroom completes the upper level, ensuring comfort and style.

Outside, the property features two allocated parking spaces, a valuable asset in this desirable area. The rear garden is a true gem, offering a patio area and a decked section that is perfect for alfresco dining, alongside a well-maintained lawn area, ideal for relaxation or entertaining guests. The rear access for added convenience.

This terraced house is not only modern and stylish but also practical, making it a perfect choice for first-time buyers, small families, or those looking to downsize. With its excellent location and thoughtful design, this property is sure to impress.

Great location situated on the popular Kings Wood Park development, being a short distance to the High Street, Central Line Station and parts of Epping's forest.





### Entrance Hall

### Lounge/Diner

15'1 x 12'2 (4.60m x 3.71m )

### Kitchen

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

### Ground Floor WC

### 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

8'2 x 5'11 (2.49m x 1.80m)

### EXTERIOR

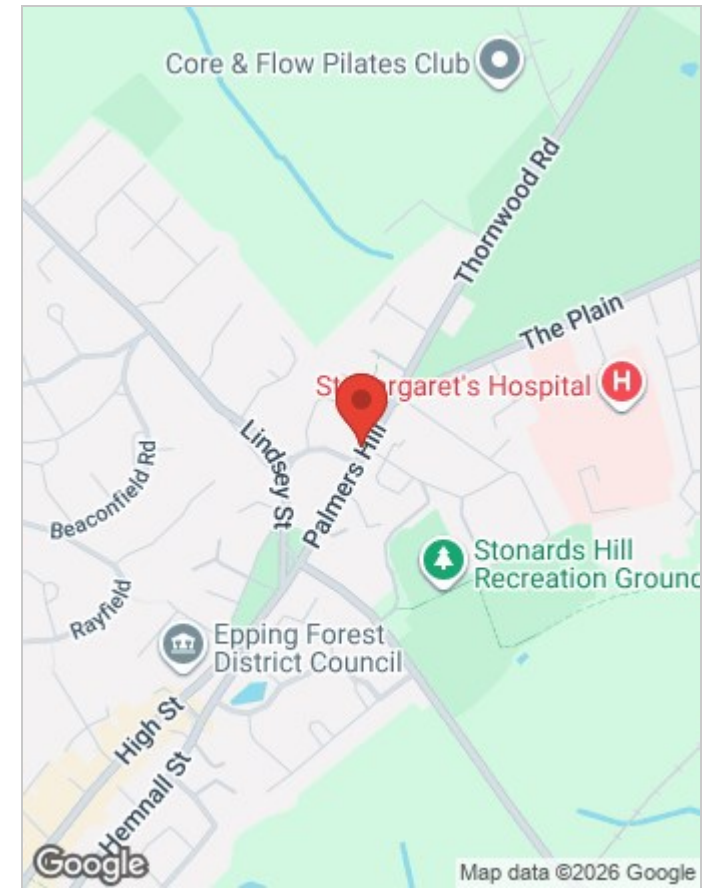
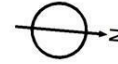
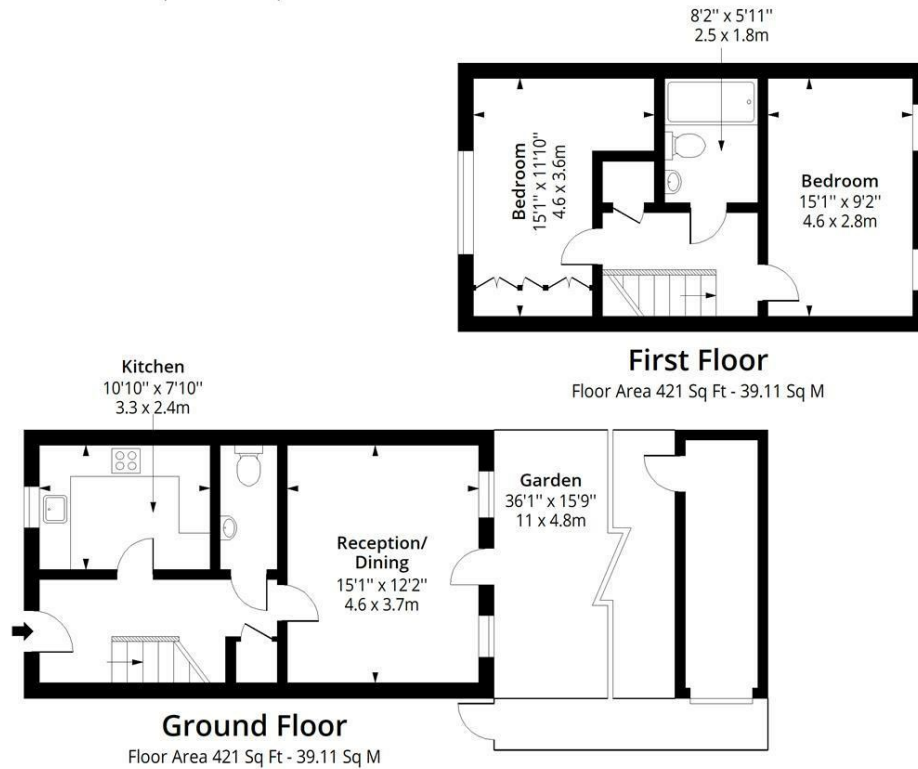
### Front Garden

### Rear Garden

36'1 x 15'9 (11.00m x 4.80m)

# Kingswood Park CM16

Approx. Gross Internal Area 842 Sq Ft - 78.22 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: 27/4/2025

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B		88	88	(81-91) B	88	88	
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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