



**Kings Wood Park, Epping**

**O.I.E.O £700,000**

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**MILLERS**  
ESTATE AGENTS

**\* DETACHED COACH HOUSE \* TWO MASTER BEDROOMS & EN-SUITES \* OPEN PLAN KITCHEN DINING AREA \* CLOSE TO HIGH STREET & STATION \* DOUBLE GARAGE & DRIVEWAY**

Nestled in the desirable Kings Wood Park area of Epping, this unique detached coach house offers an exceptional living experience across three well-appointed floors. Spanning an impressive 1,834 square feet, the property boasts a generous layout that is perfect for modern family living.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The spacious lounge is a highlight of the home, featuring elegant double French doors that open directly onto the rear garden, allowing for a seamless blend of indoor and outdoor living. Ascending to the first floor, you will find a stunning open-plan kitchen that is fully fitted and includes a dining area, making it an ideal space for entertaining guests or enjoying family meals. This level also houses a master bedroom complete with an ensuite shower, alongside a further double bedroom with fitted wardrobes and a stylish family bathroom.

The top floor is dedicated to a second master bedroom suite, which includes its own ensuite shower room, providing a private retreat. Additionally, there is a versatile study or bedroom space that can be tailored to your needs.

Externally, the property features a block-paved driveway with ample parking for several vehicles, leading to an integral double garage that presents the potential for conversion into extra living space, subject to the usual planning permissions. The rear garden is a delightful outdoor space, featuring a patio area that flows onto a well-maintained lawn. A newly constructed detached outbuilding offers an excellent opportunity for a home office or gym, enhancing the versatility of this remarkable property.

This detached coach house is not just a home; it is a lifestyle choice, offering comfort, space, and the potential for further development in a sought-after location





## GROUND FLOOR

### Ground Cloakroom

5'11" x 4'5" (1.80m x 1.35m)

### Living Room

20'2" x 9'10" (6.14m x 3.00m)

## FIRST FLOOR

### Dining Area

9'5" x 10'0" (2.86m x 3.04m)

### Kitchen

10'1" x 12'7" (3.07m x 3.83m)

### Bedroom Two

10'0" x 14'0" (3.05m x 4.26m)

### En-suite Shower Room

9'5" x 5'3" (2.87m x 1.60m)

### Bedroom Three

10'0" x 11'5" (3.06m x 3.47m)

### Bathroom

7'7" x 6'4" (2.31m x 1.93m)

## SECOND FLOOR

### Bedroom One

9'1" x 14'7" (2.76m x 4.45m)

### En-suite Shower Room

5'1" x 6'5" (1.55m x 1.96m)

### Study / Bed Four

8'10" x 13'1" (2.70m x 3.99m)

## EXTERIOR

### Double Garage

21' x 19'3" (6.40m x 5.87m)

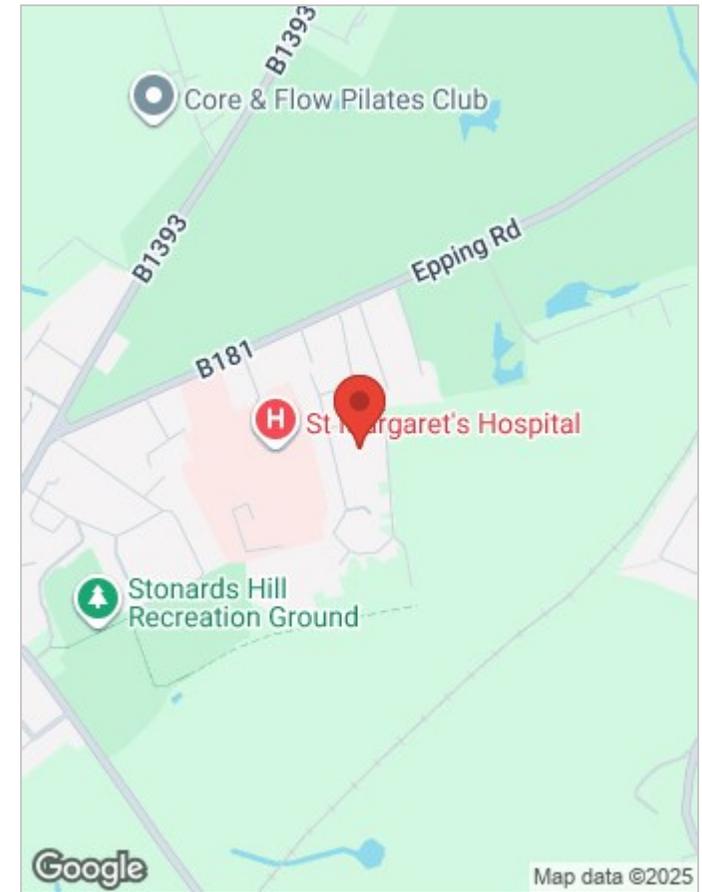
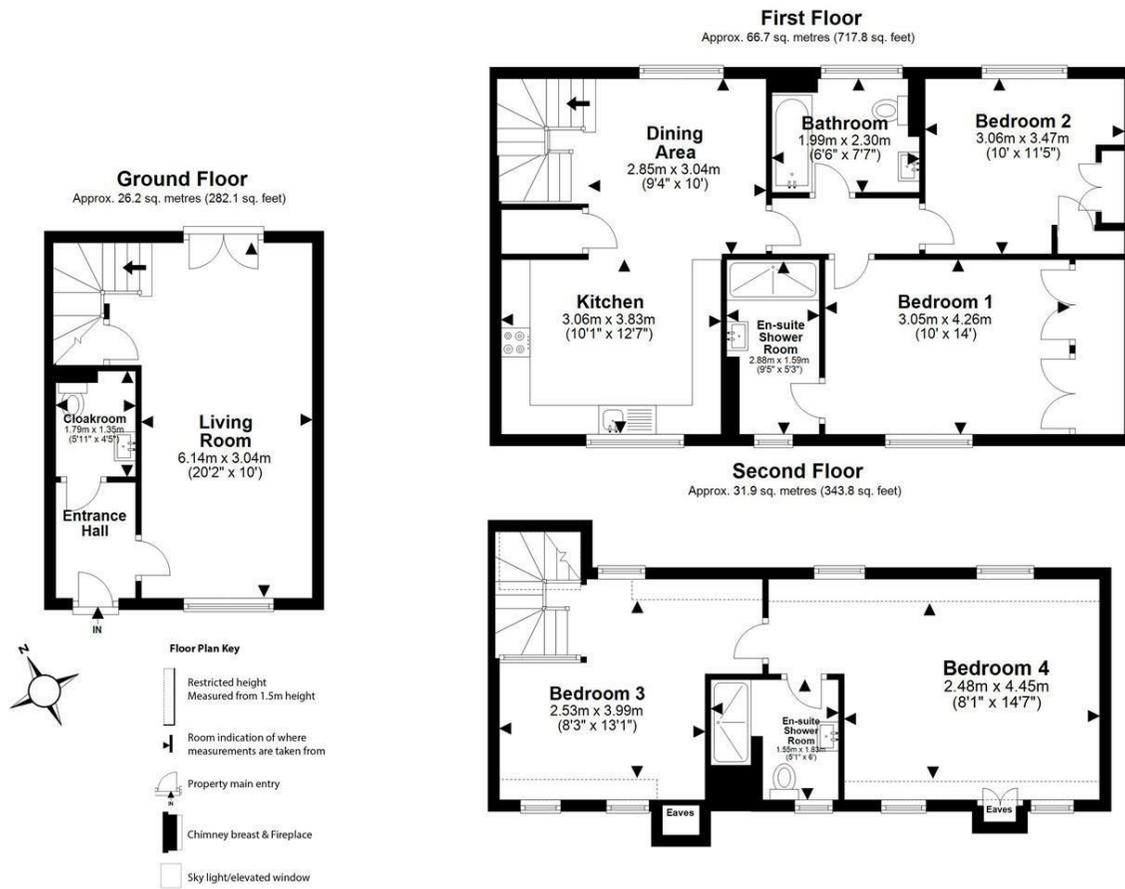
### Rear Garden

37'2" x 30'5" (11.33m x 9.27m)

### Office/Gym

12'5" x 9'1" (3.78m x 2.77m)





Energy Efficiency Rating		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			(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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b> → <b>84</b>	<b>England &amp; Wales</b>
			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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