



Kings Wood Park, Epping
O.I.E.O £950,000



MILLERS
ESTATE AGENTS

* FIVE BEDROOMS * DETACHED HOUSE * FAMILY ACCOMMODATION * DOUBLE GARAGE & PARKING * APPROX. 2396.9 SQ FT VOLUME *

This contemporary double-fronted detached house offers versatile family accommodation arranged over three floors. The property has been finished to a high specification & briefly comprises two reception rooms, three bathrooms, five bedrooms, a double garage & driveway. Situated in the popular Kings Wood Park development, the property is in close proximity to Stonards Hill recreation grounds, parts of Epping Forest, and the High Street.

A centrally positioned front door provides access to an entrance hallway, which features stairs leading to the first floor, access to a cloakroom & doors leading to the living room. This attractive reception room includes a feature fireplace & French doors that open onto the rear garden. There is also a separate dining room with a bay window and a kitchen/breakfast room overlooking the rear garden. The kitchen is equipped with a range of pale white units (matt finish), contrasting work surfaces, integrated appliances, and a central breakfast island, along with a matching utility room.

On the first floor, the master bedroom benefits from an en-suite shower room. Additionally, there is a Jack and Jill shower room between bedrooms two & three. The second floor includes a third bathroom and bedrooms four and five. The rear garden is primarily laid to astro turf and features a patio area along with access to the garage.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London & great transport links for the M25 at Waltham Abbey and M11 at Harlow.





GROUND FLOOR

Living Room

19'2" x 10'6" (5.84m x 3.20m)

Family Room

9'0" x 12'0" (2.74m x 3.67m)

Cloakroom WC

5'7" x 3'7" (1.70m x 1.09m)

Kitchen Dining Room

22'6" x 10'4" (6.85m x 3.15m)

Utility Room

5'10" x 6'2" (1.79m x 1.87m)

FIRST FLOOR

Bedroom One

13'11" x 10'6" (4.24m x 3.20m)

Walk-in Dressing Room

9'9" x 6'9" (2.96m x 2.05m)

En-suite Shower Room

10'1" x 4'10" (3.07m x 1.47m)

Bedroom Two

13'7" x 12'4" (4.14m x 3.76m)

Jack & Jill En-suite

7'8" x 6'9" (2.34m x 2.06m)

Bedroom Three

14'2" x 10'4" (4.32m x 3.15m)

SECOND FLOOR

Bedroom Four

15'5" x 10'6" (4.69m x 3.20m)

Bedroom Five

15'5" x 10'4" (4.69m x 3.15m)

Bathroom

7'5" x 6'4" (2.26m x 1.93m)

EXTERNAL AREA

Double Garage

19'11" x 19'3" (6.07m x 5.87m)

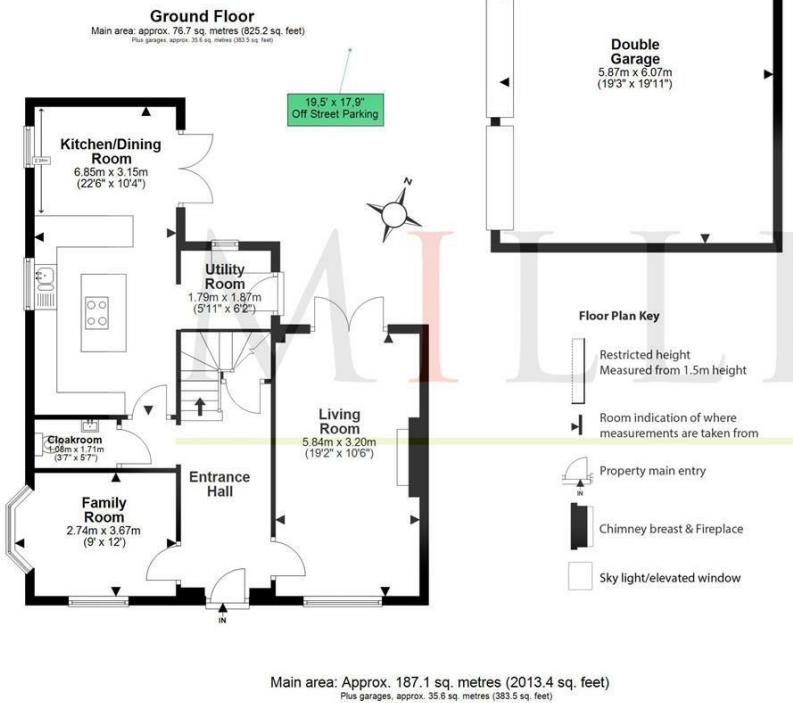
Rear Garden

51' x 19'3" (15.54m x 5.87m)

Driveway

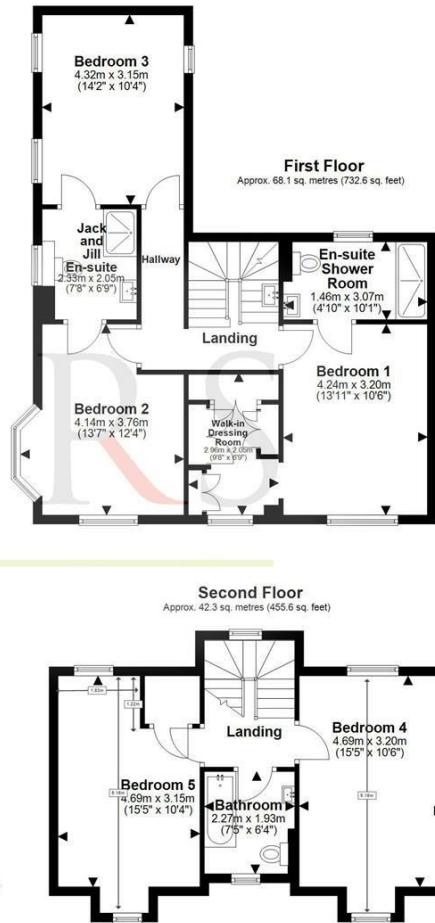
19'5" x 17'9" (5.92m x 5.41m)





Total area including garage : approx. 222.7 sq metres (2396.9 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Map data ©2025

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	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.

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.

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