



5 Boleyn Row, Epping, Essex, CM16 6FF

Guide price £1,200,000

Guide Price: £1,200,000-£1,250,000

Chain Free

EPC Rating - B

Optional Furniture Package (to be agreed)

Immaculate Six Bedroom Detached Home | Over 3,000 Sq. Ft | Overlooking Epping Forest

Joint agents R L Morris and Edward Taub are delighted to present this exceptional six-bedroom detached residence, offering over 3,000 square feet of elegant living space.

Immaculately presented and backing onto Epping Forest, the home blends luxury, space, and tranquility-while being just minutes from Epping High Street and the Central Line Underground Station.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

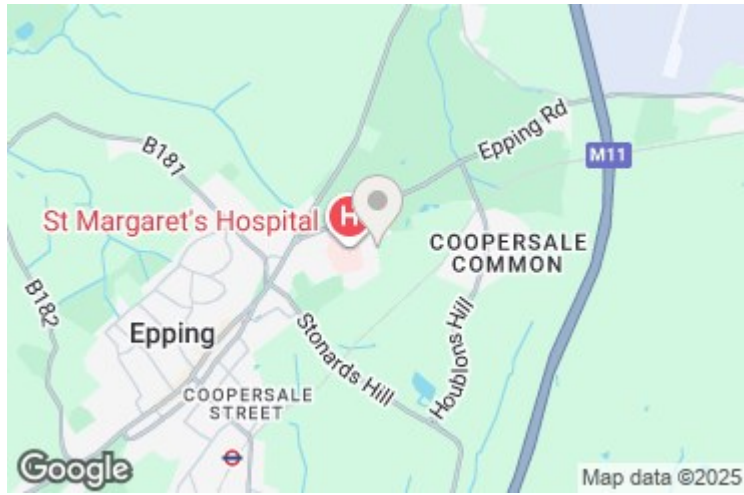
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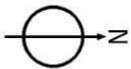


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Boleyn Row, Cm16


Approx. Gross Internal Area 3173 Sq Ft - 294.77 Sq M
Approx. Gross Garage Area 388 Sq Ft - 36.05 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: 10/1/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	
(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 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	

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