



Boleyn Row
Epping | Essex | CM16 6FF

STEP INSIDE

Boleyn Row

With uninterrupted views across the picturesque Epping Forest, this superb six bedroom detached family home is a real stunner. Located along the prestigious Boleyn Row it is a beautifully presented house and it is also chain free with the option to include the furniture, subject to separate negotiation.

There is a driveway for off road parking and a tandem double garage at the side. While a pathway flanked by attractive floral borders leads to the front door that opens into the immaculate hallway with stairs to the first floor, an understairs cupboard, a contemporary cloakroom and access to all the ground floor accommodation. This includes a good sized family room just inside the front door, which would make an excellent office as it is easily available for business visitors.

The spacious living room features a stone fireplace with a flame effect gas fire flanked by attractive glass shelving creating a delightful focal point. It has double doors to the impressive open plan kitchen breakfast room. This features a porcelain tiled floor, a charming bay with French doors to the rear terrace, a large dining area and a superb kitchen. This includes an inset range cooker and shaker style units with granite worktops housing a microwave, an American fridge freezer, coffee machine and dishwasher as well as a central island with storage units and a wine cooler. There is an adjacent fitted utility room with matching units and laundry facilities as well as a door to the driveway.

The first floor galleried landing leads to three double bedrooms including the luxurious principal bedroom with a beautifully fitted dressing room, a bay with French doors to a Juliette balcony providing views over the garden and a stunning en-suite bathroom with a large bath, a walk-in double shower and twin vanity basins. The other two bedrooms feature en-suite shower rooms and fitted wardrobes. On the second floor there are three further double bedrooms, including two with fitted cupboards and a spacious Jack and Jill bathroom incorporating a Jacuzzi bath with access from the landing and from one bedroom.

If you are looking for an easy to manage garden designed for outdoor entertaining, this is it. A large terrace spans the width of the house and is ideal for al fresco dining and family barbecues. This is bordered by a vast expanse of artificial grass that is ideal if you have dogs and it is edged by shrub beds, high hedging and fencing.







SELLER INSIGHT

“ We moved here some 13 years ago and bought the house from new. We fell in love with it as soon as we saw it, plus the fact that it is just across the road from Epping Forest where the dogs love to go for walks. It is also very convenient as the station is not far away with Central Line trains that only take about half an hour to Liverpool Street. We are also close to Theydon Bois and Loughton and it is only a couple of miles for access to the M25 for Heathrow and Gatwick and the M11 for Stansted.

Epping includes delightful period properties lining the high street in a Conservation Area, such as the council office with its clock tower and the Gothic Revival water tower. It is famous for its Monday market that has been in existence since the 13th century and has more than 80 different stalls. There is a hospital and surgeries, a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school, while first class independent schools are available in the surrounding area.

Sporting aficionados can join cricket and football clubs, while golfers can play on the Epping and Theydon Bois Golf Courses or at the Hobbs Cross Golf Centre and equine enthusiasts can enjoy riding in Epping Forest.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel information

Epping Station	1.5 miles
Canary Wharf	25.3 miles
Charing Cross	26.1 miles
Stansted Airport	16.0 miles

Healthcare

The Limes Medical Centre, Epping	01992 573838
High Street Surgery, Epping	01992 5789270
North Weald Doctors Surgery	01992 524383
Theydon Bois Surgery	01992 812240
St Margaret's Hospital	01992 561666

Education

Primary School	
Epping Primary	01992 572408
Ivy Chimneys Primary	01992 573518
Epping Upland CofE Primary	01992 572087
St Andrews Primary, North Weald	01992 522283
Theydon Bois Primary	01992 813083
Coopersale Hall Junior (Ind)	01992 577133
Oaklands School (Ind)	02085 083517

Saint Nicholas School, Old Harlow (Ind)
Bishop's Stortford College (Ind)
Felsted School (Ind)

Secondary School
Epping St Johns
West Hatch Highschool, Chigwell
Davenant Foundation School
Leventhorpe School, Sawbridgeworth
Coopersale Hall Senior (Ind)
Oaklands School (Ind)
Saint Nicholas School
Bishop's Stortford College
Felsted School

Entertainment

Pubs and Restaurants
The George and Dragon, Epping
Funky Monk Restaurant, Bar & Hotel, Epping
Quore Matto
Yakimono
The Swan

01279 429910
01279 838575
01371 822611

01992 573028
020 8504 8216
02085 080404
01279 836633
01992 577133
02085 083517
01279 429910
01279 838575
01371 822611

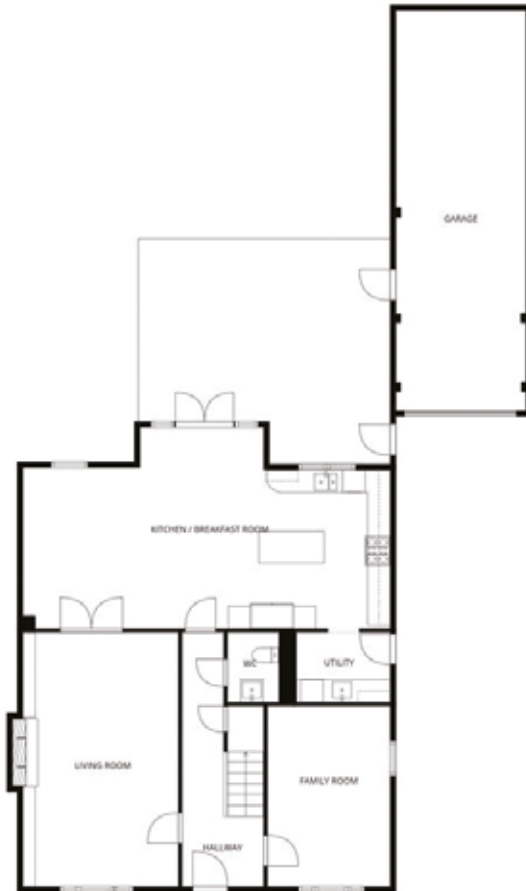
01992 579493
01992 570056
01992 676030
01992 572995
01992 572324

The Raj
Piya Bar & Kitchen, Epping
Forest Kitchen, Epping
The Black Lion, Epping
The Kings Head, North Weald
The Blue Boar

01992 572193
01992 577588
01992 611993
01992 506939
01992 525001
01992 812110

Local Attractions / Landmarks

Epping Forest
North Weald Airfield and Museum
Epping Ongar, Heritage Railway
Epping Signalling Museum
Queen Elizabeth's Hunting Lodge, Chingford
Lee Valley White Water Centre, Waltham Abbey
Lee Valley Park Farm



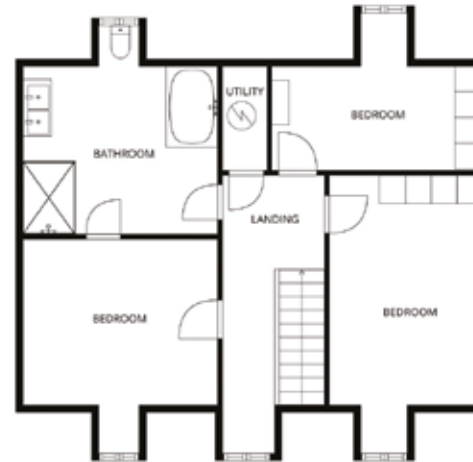
TOTAL: 3233 sq. ft, 300 m2
 GROUND FLOOR: 1212 sq. ft, 113 m2, FIRST FLOOR: 1209 sq. ft, 112 m2, SECOND FLOOR: 812 sq. ft, 75 m2
 EXCLUDED AREAS: GARAGE: 397 sq. ft, 37 m2

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.



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Ground Floor

Hallway	22'2 x 7'1
Cloakroom	
Family Room	10'8 x 15'9
Living Room	13'7 x 22'2
Kitchen/Breakfast Room	32'1 x 17'7
Utility Room	8'2 x 6'1

First Floor

Landing	
Principal Bedroom	21'0 x 17'7
Dressing Room	10'8 x 7'2
En Suite Bathroom	
Bedroom	13'7 x 17'3
En Suite Shower Room	
Bedroom	10'9 x 13'0
En Suite Shower Room	

Second Floor

Landing	
Bedroom	13'7 x 15'0
Jack and Jill Bathroom	
Bedroom	10'9 x 19'5
Bedroom	14'9 x 11'0

Outside

Garage	11'4 x 35'0
Off Road Parking	
Front Garden	
Rear Garden	

£ 1,200,000

Council Tax Band: G
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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