



Guide Price
£825,000
Freehold

Boleyn Row, Epping, Essex, CM16

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Prestigious cul-de-sac bordering Epping Forest
Uninterrupted meadow and forest views
Elegant three-storey modern family house
Stunning kitchen with central island
Four bedrooms, three bathroom/shower rooms
Garden room office and garage





Side of the garage, a quiet cul-de-sac in one of the more prestigious areas of Epping with uninterrupted views over the picturesque forest. It features a selection of delightful houses including this charming three storey modern family home and at the rear of the house is a garage and a garden room and parking at the front.

The front door opens into hallway with an attractive cloakroom, stairs to the upper floors and a useful understairs cupboard. A superb L-shaped kitchen and dining area features black glossy floor tiles and French doors to the rear garden with full height glazed side panels providing plenty of natural light pouring into the dining area. A raft of modern white units with granite worktops house a variety of integrated appliances including two ovens, a washing machine, dishwasher and provides space for an American style fridge freezer, while a large central island incorporates an electric hob.

A door from the kitchen opens into a charming snug and is ideal if you want to

keep an eye on the children while you are in the kitchen. There are also double doors to the spacious light and bright sitting room with windows featuring views to the forest and, when the double doors are open, it provides a delightful open plan feel.

On the first floor you will find a boiler/airing cupboard, the bathroom and two double bedrooms including one with an en-suite shower room and French doors to a balcony overlooking the rear garden. While on the second floor there are two partially vaulted ceiling double bedrooms with dormer or Velux windows serviced by a shower room with additional storage under the eaves.

Outside the garden room is accessed via a pair of French doors and makes a great additional seating area or would be ideal as an office for anyone working from home who doesn't want to be disturbed by activities in the home. The easy to manage rear garden is primarily laid to lawn with a side path to the garden room and is surrounded by close board fencing and the

What the owner says...

"We really love the area and the development as it is a quiet and peaceful and, being in a cul-de-sac it is safe for children and pets. We also enjoy having views over the meadow to the forest where we can go for walks or cycle rides. While, at the same time it is very convenient, as the station is only a 20-minute walk with Central Line trains that take approximately 40 minutes to get to Liverpool Street.

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. A brand new leisure centre, with a swimming pool will also be available shortly.

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.

We are also not far 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."

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

17'3 x 11'3 (5.26m x 3.43m)

Dining Area

18'11 x 9'2 (5.77m x 2.80m)

Kitchen

13'9 x 9'11 (4.19m x 3.02m)

Snug

8'6 x 7'11 (2.59m x 2.41m)

FIRST FLOOR

Landing

Bedroom 1

18'0 x 12'6 (5.49m x 3.81m)

En-Suite Shower Room

Balcony

Bedroom 2

12'3 x 11'3 (3.74m x 3.43m)

Bathroom

SECOND FLOOR

Landing

Bedroom 3

13'7 x 11'3 (4.14m x 3.43m)

Bedroom 4

11'11 x 11'3 (3.63m x 3.43m)

Shower Room

OUTBUILDING

Garage

19'8 x 8'11 (6.00m x 2.72m)

Garden Room

19'8 x 8'10 (6.00m x 2.69m)

OUTSIDE

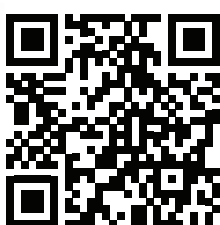
Off Street Parking

Front Garden

Rear Garden

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Available on the
App Store



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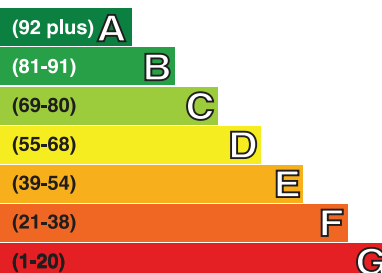
121 Park Lane, Mayfair, London, W1K 7AG



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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
80	87