



Regent Road, Epping
Price Guide £900,000

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MILLERS
PORTFOLIO HOMES

**** GUIDE PRICE £900,000 - £925,000 ** FIVE BEDROOMS **EXTENDED & LOFT CONVERSION**
****SEMI DETACHED FAMILY HOUSE **** We are pleased to offer this well presented five bedroom semi-detached home located in the heart of Epping Town. The extended accommodation is arranged over three floors and comprises with an open plan family living room, dining room and breakfast kitchen. The fully fitted kitchen has a central breakfast bar, built in oven, hob and extractor and bi folding doors leading to the rear garden. There is a separate utility room, guest cloakroom and a further living room facing the front elevation. The first floor offers four bedrooms which includes a "Jack & Jill" en-suite/family bathroom comprising a white four-piece suite and dressing room to the master bedroom. The second floor has a small landing leading to the further double bedroom which overlooks the rear garden and benefits with a three-piece en-suite shower room. The rear garden has a large patio area to the immediate rear ideal for outdoor entertaining with the rest being laid to lawn enjoying mature tree, shrub and bushes borders, side access. The front garden is shingle to allow off street parking for several vehicles.

Regent Road is located within a short walk to the open common land of Swaines Green, Bell Common and Epping Forest which offer peaceful walks and variety of wildlife. It is also accessible to Epping Tube Station serving London and positioned within easy reach of the High Street with its shops, cafes, bars and restaurants. Local schooling is available at Ivy Chimneys, Epping Primary School; Coopersale Hall School near Epping Golf Course and Epping St Johns. This Historic Market Town has great transport links to the M11 at Hastingwood and the M25 at Waltham Abbey.

GROUND FLOOR

Entrance Hallway

Living Room

18'1" x 14'5" (5.51m x 4.39m)

Guest Cloakroom

4'7" x 2'4" (1.40m x 0.71m)

Dining Area

22'5" x 10'2" (6.83m x 3.10m)





Kitchen/Breakfast Room
13'4" x 9'8" (4.06m x 2.95m)

Pantry
2'8" x 6'1" (0.81m x 1.85m)

Utility Room
8'11" x 5'1" (2.72m x 1.55m)

FIRST FLOOR

Bedroom Two
15'2" x 11'8" (4.62m x 3.56m)

Walk in Wardrobe
4'10" x 4'7" (1.47m x 1.40m)

Family Bathroom
13'5" x 9'5" (4.09m x 2.87m)

Bedroom Three
12'8" x 9'3" (3.86m x 2.82m)

Bedroom Four
12'11" x 9'9" (3.94m x 2.97m)

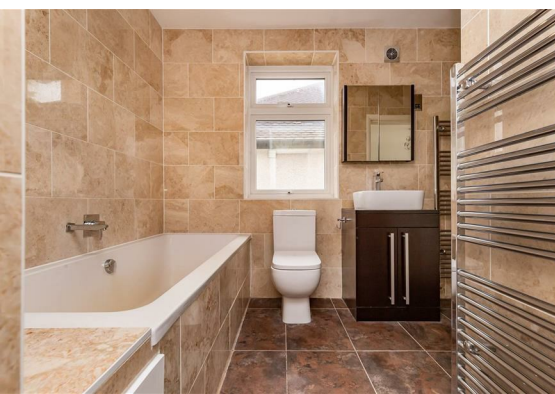
Bedroom Five
10' x 7'3" (3.05m x 2.21m)

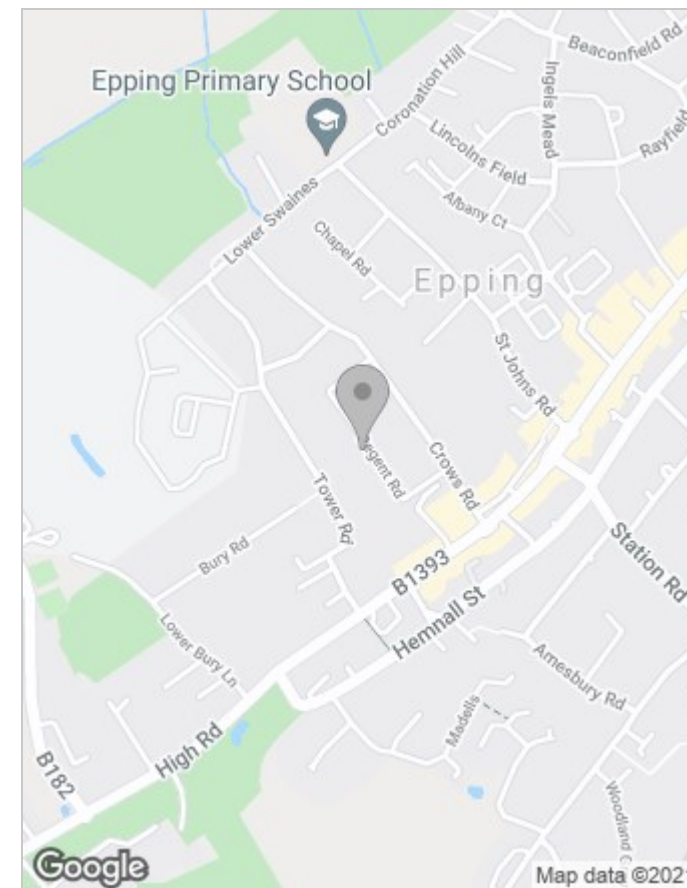
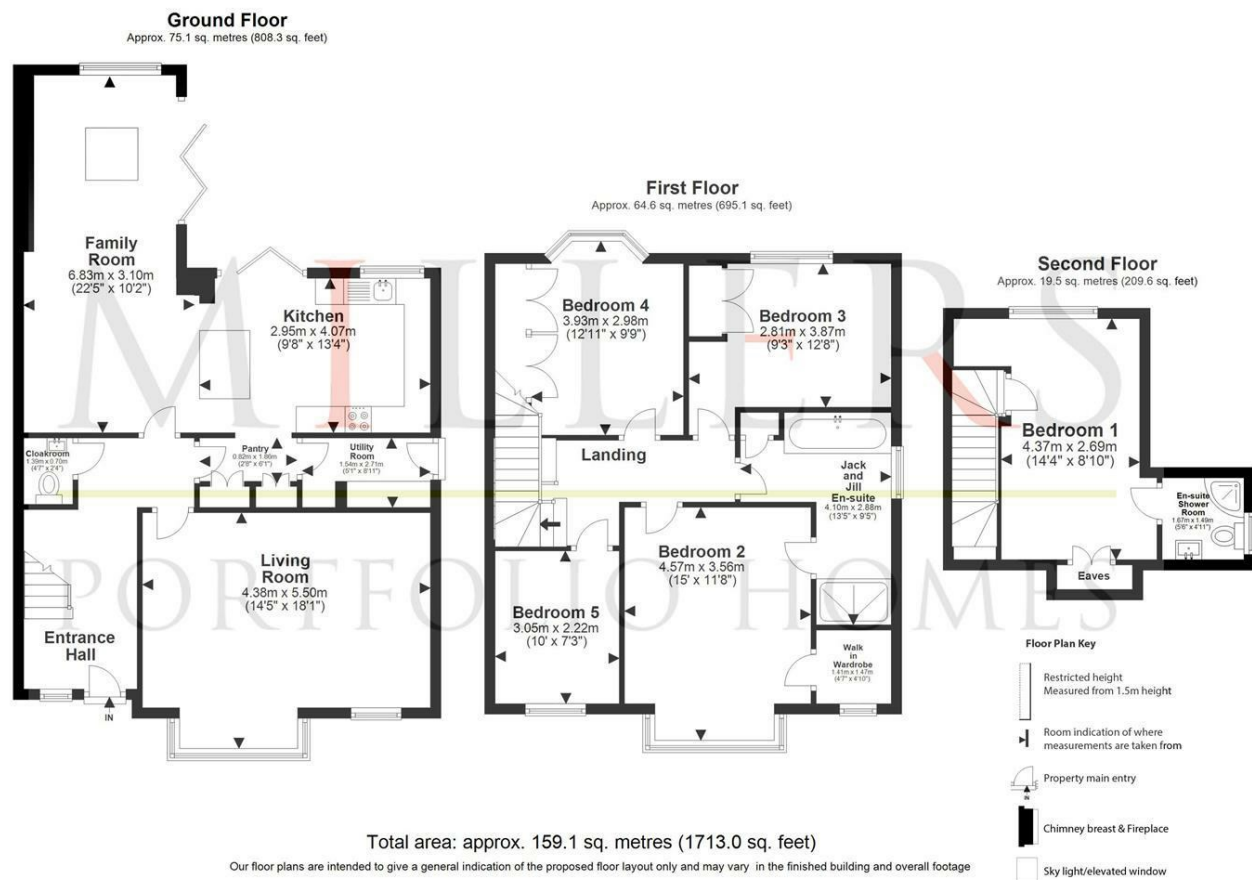


SECOND FLOOR

Bedroom One
14'4" x 8'10" (4.37m x 2.69m)

En-Suite Shower Room
5'6" x 4'11" (1.68m x 1.50m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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