



Woodlands, Station Road, Epping

Price Range £825,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £825,000 TO £850,000 *
CONTEMPORARY TOWN HOUSE * IMMACULATE
CONDITION THROUGHOUT * SOUGHT AFTER
LOCATION * FOUR BEDROOMS * THREE
BATHROOMS * GARAGE & PARKING *

A beautifully presented town house offering a spacious family home with two reception areas, four bedrooms and three bath/shower rooms. The property is a few minutes' walk to the High Street and is well placed for a short walk to Epping's Central Line Station, serving London. Woodlands has proved a popular and desirable location just set back off Station Road.

The accommodation is arranged over three floors and comprises of an entrance hall leading to a study, guest cloakroom, spacious open plan luxury fully fitted kitchen with high gloss units enjoying integrated appliance and a fabulous island with breakfast bar, open onto a dining area with French doors leading out to a patio area and landscaped gardens. The first floor has stairs ascending from the ground which turn and lead upwards to the second floor. There is a living room with a feature fireplace. A spacious master bedroom with two built in wardrobes, French doors with Juliet balcony along with an En-suite four-piece shower room. The second floor landing leads to a further master bedroom suite which boast a large En-suite shower room, plus two good size bedrooms and a family bathroom. The rear garden has feature patio area with steps down to a lawn area. The front garden provides off street parking and leads to an integral garage.

Station Road is located in the heart of Epping Town and is conveniently placed within a short walk to the station, hops, restaurants, bars and cafes. Arable farmland is also within close proximity. Epping Town offers excellent 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 and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwo





GROUND FLOOR

Study
9'1" x 6'10" (2.77m x 2.08m)

Cloakroom WC
5'2" x 2'11" (1.57m x 0.89m)

Dining Area
12'2" x 9'5" (3.71m x 2.87m)

Kitchen
12'9" x 9'1" (3.89m x 2.78m)

FIRST FLOOR

Living Room
15'3" x 19'3" (4.65m x 5.87m)

Bedroom One
12'2" x 17'0" (3.71m x 5.18m)

Balcony
2'2" x 11'11" (0.66m x 3.63m)

En-suite Shower Room
8'1" x 6'3" (2.46m x 1.91m)



SECOND FLOOR

Bedroom Two
9'6" x 10'11" (2.90m x 3.32m)

En-suite Shower Room
8'1" x 8'1" (2.46m x 2.46m)

Bedroom Three
9'5" x 9'9" (2.87m x 2.97m)

Bedroom Four
9'5" x 9'3" (2.87m x 2.83m)

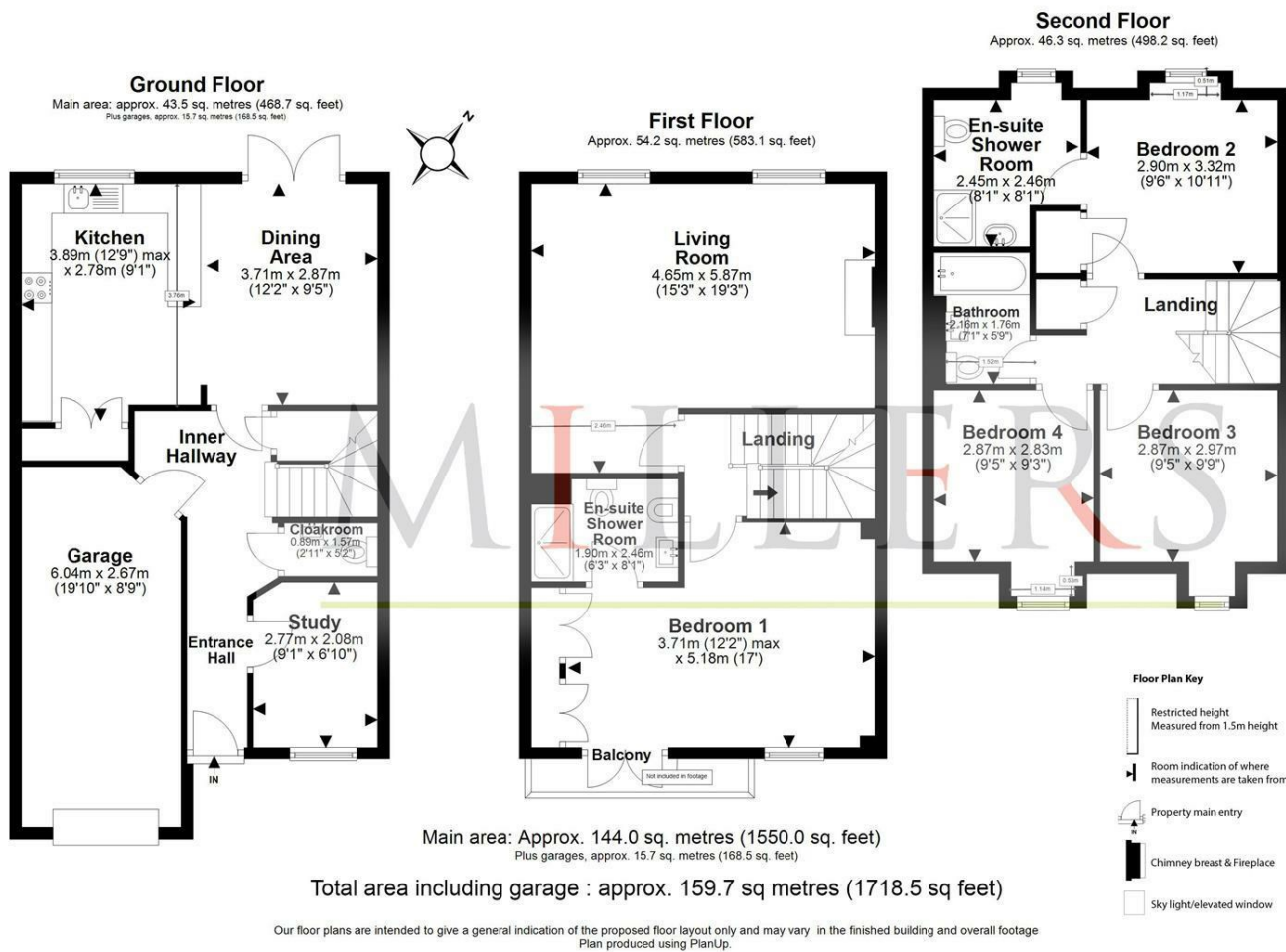
Bathroom
7'1" x 5'9" (2.16m x 1.75m)

EXTERNAL AREA

Garage
19'10 x 8'9 (6.05m x 2.67m)

Rear Garden
51' x 21'3 (15.54m x 6.48m)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	(81-91) B
(69-80) C			(69-80) C
(55-68) D	64		(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

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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