



The Orchards, Epping
Guide Price £1,175,000

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MILLERS
ESTATE AGENTS

*** OUTSTANDING DETACHED HOME * 4 OR 5 BEDROOMS * 2 OR 3 RECEPTIONS * FARMLAND VIEWS * HOME OFFICE * GARDEN ROOM ***

A beautifully presented detached house offering extended and versatile accommodation. This generous family home is both stunning in its design & practical layout. Using the accommodation as 4 bedroom / 3 reception dwelling will appeal to the down-sizer: making full use of the ground floor. The larger family will recalibrate the rooms as 5 bedrooms / 2 receptions. Additionally there is an external, fully functional, garden room/home office. The fitness minded might prefer using this space as a large home gymnasium. Located in a well-regarded residential turning, at the bottom of a quiet cul-de-sac. Offering ample parking for numerous vehicles, garage area for bikes & the plot over looks arable farmland, which provides beautiful scenic views across the Steward Green Valley.

The heart of this home is the stylish kitchen breakfast room. Offering a variety of appliances set in the ample wall units with granite worktops and matching breakfast peninsula; includes a stainless-steel oven, double width hob with extractor, microwave & fridge freezer. A concealed laundry area hides the plumbing for washing machine & tumble dryer. The rear facing living room, has a feature fireplace, antmico flooring and French doors. A sizeable dining room easily caters for the larger party, is finished with matching flooring and French doors. The generous master bedroom has an en-suite shower room with a white three-piece suite & air con. The beautifully finished family bathroom features a stand-alone bath and has stylish tiled walls.

You will enjoy peace & relaxation in the landscaped garden, which are easily maintained with a lawn irrigation system, has an entertainment pagoda with patio area. There is a fully functioning garden room with folding doors, separate office and garage for bikes and ample storage. This is an amazing property which you will not want to miss.





GROUND FLOOR

Living Room

13'0" x 19'7" (3.97m x 5.97m)

Dining Room

19'1" x 8'5" (5.81m x 2.57m)

Kitchen Breakfast Room

13'0" x 16'6" (3.96m x 5.04m)

Family Room (Bed 5)

9'11" x 12'11" (3.03m x 3.93m)

Cloakroom WC

5'7" x 3'3" (1.70m x 0.99m)

Bedroom Two

10'6" x 15'7" (3.19m x 4.75m)

En-Suite Shower Room

6'1" x 3'8" (1.85m x 1.12m)

FIRST FLOOR

Bedroom One

14'9" x 13'1" (4.49m x 3.99m)

En-Suite Shower Room

6'1" x 6'1" (1.85m x 1.85m)

Bedroom Three

10'9" x 10'0" (3.28m x 3.06m)

Bedroom Four

7'2" x 10'9" (2.19m x 3.27m)

Family Bathroom

5'6" x 9'7" (1.68m x 2.92m)

EXTERNAL AREA

Garden (max)

102' x 52' (31.09m x 15.85m)

Garden Room

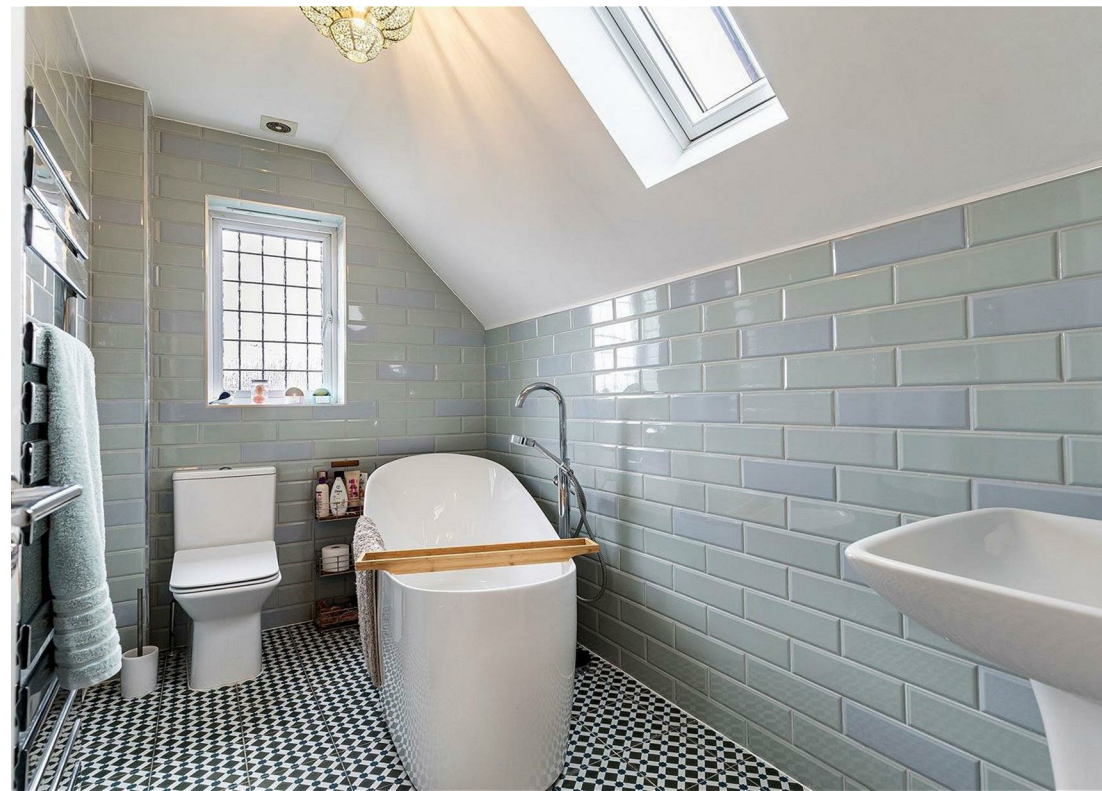
17'5" x 9'10" (5.31m x 3.00m)

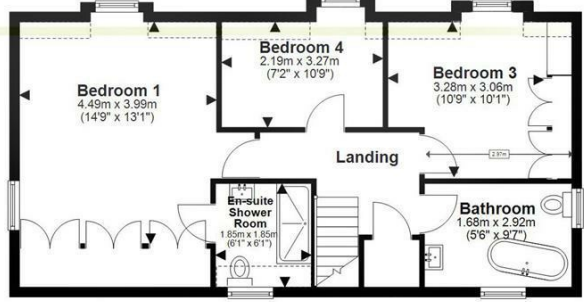
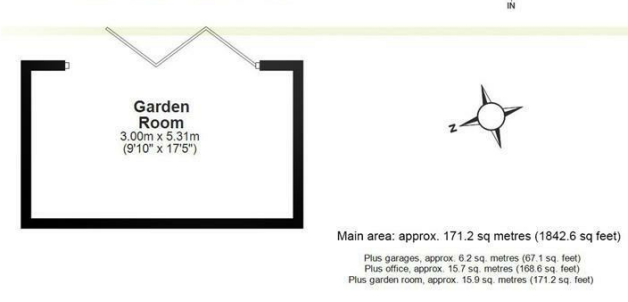
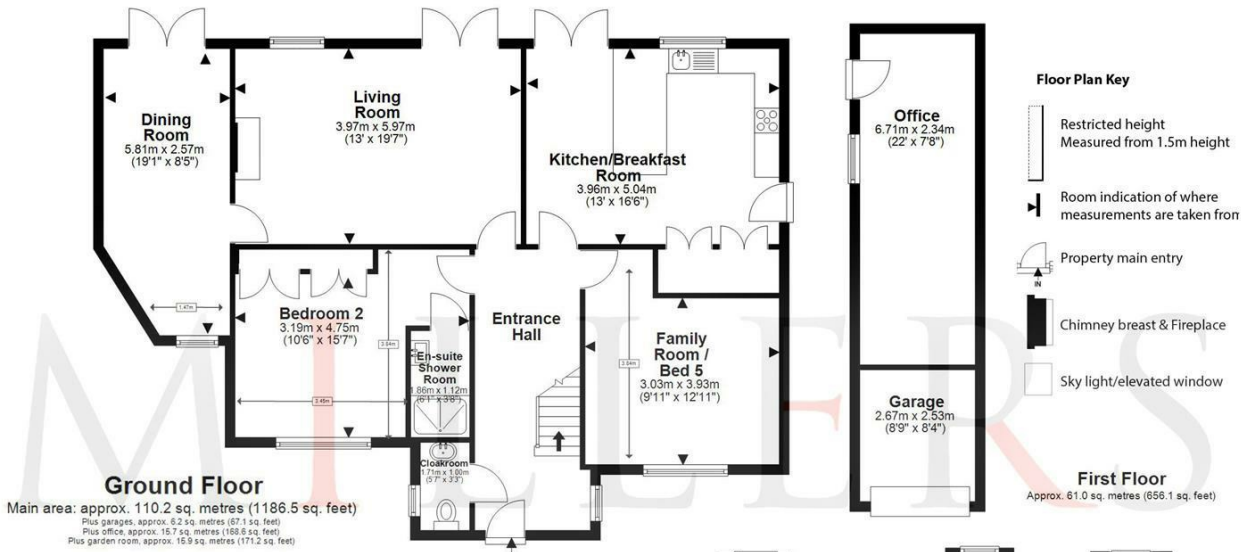
Office

22'0" x 7'8" (6.71m x 2.34m)

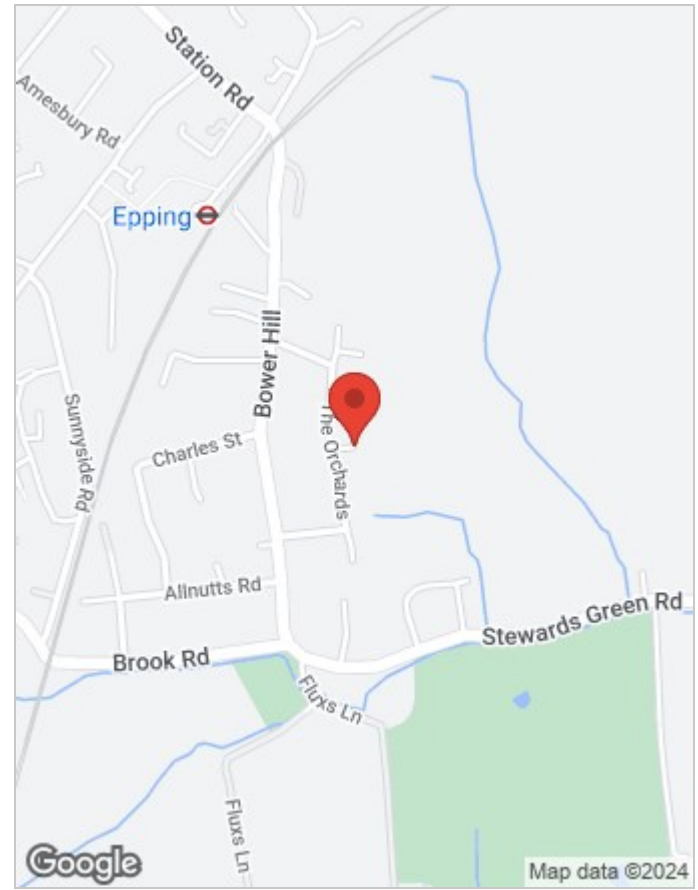
Garage (Bike)

8'9" x 8'4" (2.67m x 2.54m)





- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window



Total area including garages and outbuildings: approx. 209 sq metres (2249.5 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			(81-91) 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	74	England & Wales
		82	EU Directive 2002/91/EC

229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: sales@millersepping.co.uk
www.millersepping.co.uk