



**Kings Wood Park, Epping**

**Guide Price £1,350,000**

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**MILLERS**  
ESTATE AGENTS



**\* OUTSTANDING DETACHED HOUSE \* FIVE / SIX BEDROOMS \* BEAUTIFULLY REFURBISHED \* HUGELY POPULAR DEVELOPMENT \* DOUBLE GARAGE & PARKING \***

We are delighted to offer this beautifully appointed five or six bedroom family home with accommodation arranged over three floors. Recently refurbished to the highest specification, boasting a contemporary and stylish design throughout. Situated on the popular Kings Wood Park development, being a short distance to the High Street, Central Line Station and parts of Epping's forest.

The ground floor of this stunning property begins with an imposing entrance hallway with double doors leading to an attractive lounge feature a cosy fireplace. There is a impressive open plan kitchen and dining area overlooking the rear garden. The newly fitted kitchen features a range of fitted stunning units which features granite work surfaces with integrated appliances and a matching central Island. The matching utility room leads off, with a cloakroom WC. There is an additional reception room, currently used as a home study and TV room.

The first floor provides an impressive master bedroom suite enjoying French doors to a "Juliet" balcony and providing views over the landscaped gardens. A dressing room fitted with wardrobes and drawers and a spacious, luxury fitted en-suite bathroom complete this stunning chamber. There are two further double bedrooms, both offer en-suite shower rooms and both match the opulence and finish. Stairs to the second floor lead to two further double bedrooms both with bespoke fitted wardrobes. There is a separate dressing room (formally bedroom 6) and a "Jack & Jill" family bathroom suite, finished beautifully with white sanitary ware and tiled walls.

The front garden provides parking on a double driveway and detached double garage. The attractive, landscaped rear gardens were designed to offer lower maintenance; yet offer maximum style. Featuring stone patio area, established trees, bushes and stone fillers.







## GROUND FLOOR

### Living Room

22'7" x 13'4" (6.89m x 4.07m)

### Kitchen Dining Room

16'9" x 31'6" (5.10m x 9.60m)

### Family Room

17' x 10'4" (5.18m x 3.15m)

### Cloakroom WC

5' x 3'9" (1.52m x 1.14m)

### Utility Room

5'11" x 9'1" (1.80m x 2.77m)

## FIRST FLOOR

### Bedroom One

16'9" x 21'3" (5.11m x 6.48m)

### En-suite Bathroom

9'1" x 9'5" (2.77m x 2.87m)

### Walk in Wardrobe

7'11" x 4'4" (2.41m x 1.32m)

### Balcony

1'11" x 4'6" (0.58m x 1.36m)

### Bedroom Two

16'6" x 13'6" (5.03m x 4.11m)

### En-suite Shower Room

9'4" x 4'6" (2.84m x 1.37m)

### Bedroom Three

12'9" x 10'5" (3.89m x 3.17m)

### En-suite Shower Room

5'2" x 9'5" (1.57m x 2.87m)

## SECOND FLOOR

### Bedroom Four

11'9" x 13'5" (3.57m x 4.10m)

### Jack & Jill Bathroom

12'2" x 12'6" (3.71m x 3.81m)

### Bedroom Five

12'10" x 10'4" (3.91 x 3.15)

### Dress Room / Bed Six

14'2" x 8'4" (4.32 x 2.54)

### Bedroom 6/ Dressing Room

8'5" x 14'1" (2.56m x 4.30m)

## EXTERIOR

### Garage / Gymnasium

36' x 10'7" (10.97m x 3.23m)

### Double Garage

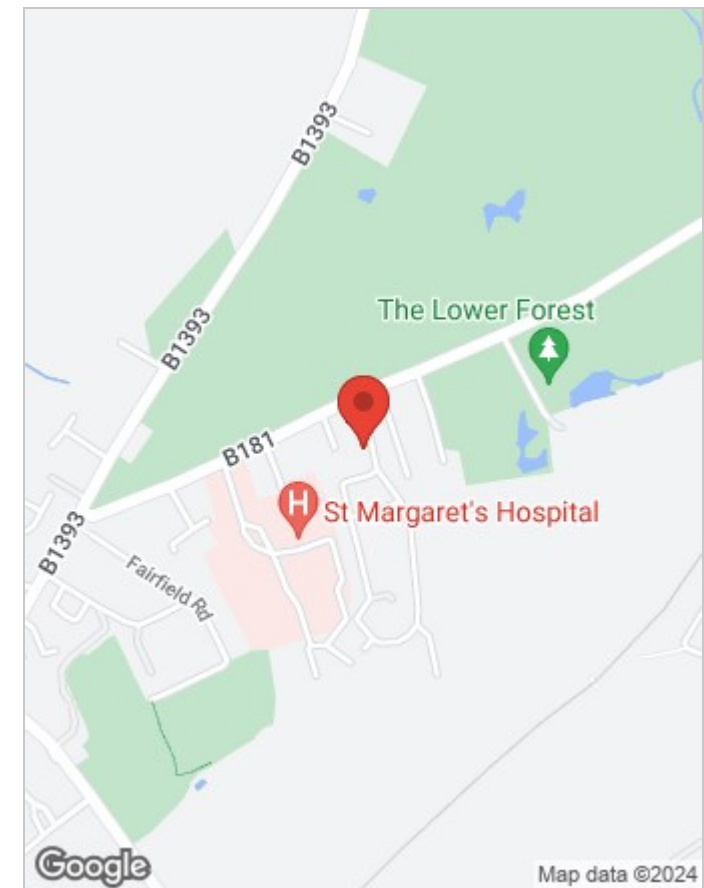
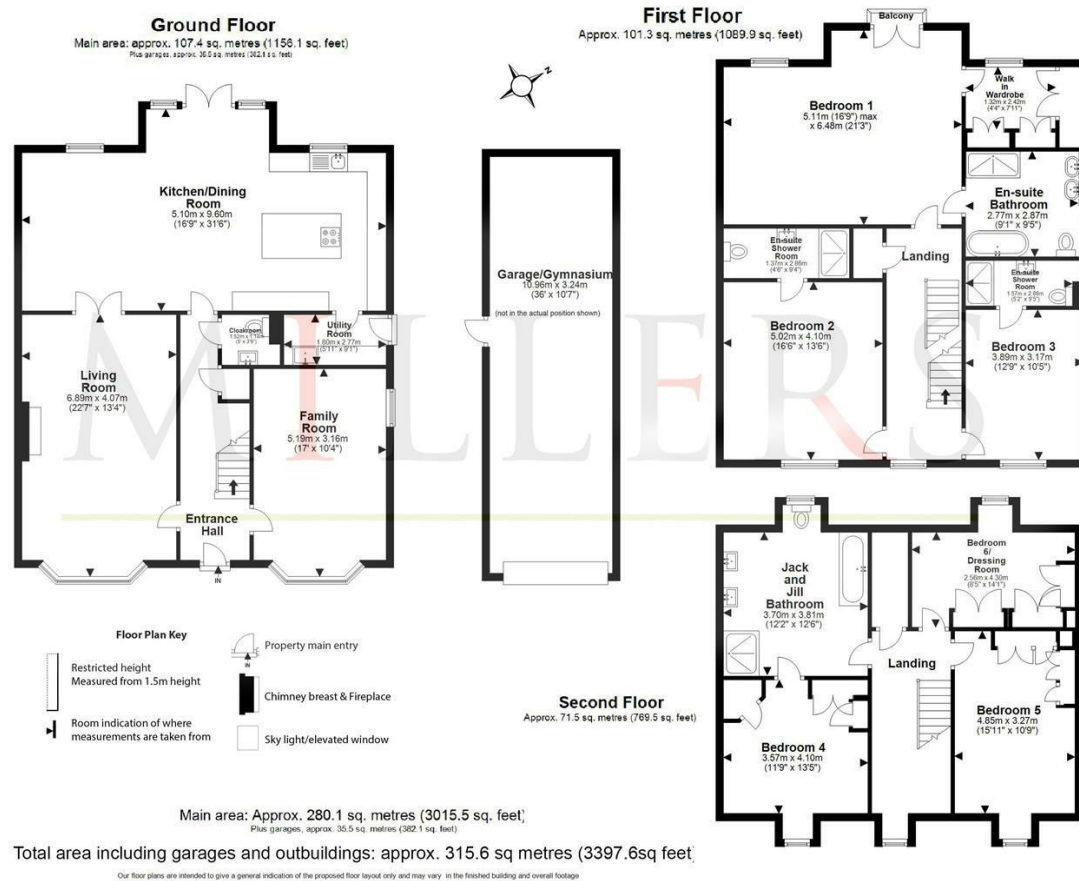
36' x 10'7" (10.97m x 3.23m)

### Rear Garden

48' x 33' (14.63m x 10.06m)

### Driveway





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B	83	84	(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 <sub>2</sub> 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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