



**Bury Road, Epping**

**Asking Price £1,350,000**



**MILLERS**  
ESTATE AGENTS

**\* DETACHED EDWARDIAN CHARACTER HOME \*  
FEATURE FIREPLACES & HIGH CEILINGS \* THREE  
RECEPTION ROOMS \* DETACHED GARAGE &  
DRIVEWAY \* QUIET CUL DE SAC \* HIGHLY DESIRABLE  
LOCATION \***

A stunning Edwardian detached property exuding timeless elegance and period charm. This architectural gem boasts a symmetrical façade with red brickwork and generous sash windows framed by elegant surrounds, allowing natural light to flood the interior. Located in a prestigious and sought-after residential area, this property offers a rare opportunity to acquire a truly exceptional home that seamlessly combines historic charm.

Upon entering, one is greeted by a grand reception hall boasting a stain glass leaded light glazed entrance door and windows, a magnificent staircase with a carved wooden balustrade, reflecting the opulence of the Edwardian era. The ground floor offers three spacious and well-proportioned reception rooms, each with high ceilings, large windows, and period features such as picture rails and feature fireplaces. The kitchen/breakfast is a delightful hub of the home with a vaulted ceiling, underfloor heating, French doors to garden, fitted cupboards and a walk in pantry, There is a light and airy garden room overlooking the garden and a ground floor cloakroom.

The first floor accommodates two large double bedrooms complete with a bay windows. Additionally, there are a further two well-appointed bedrooms, each with unique period features and ample storage space, and a family bathroom. The second floor comprises with a further double bedroom with a walk in storage room, a family bathroom and large walk in storage room.

Externally, the property is set within beautiful gardens both front and back, offering a private sanctuary with mature trees, good size lawns, and a variety of flowering shrubs and perennials. There is also a detached garage and a driveway providing ample off-road parking. A great location, close to the High Street and Epping Central Line Station.





## GROUND FLOOR

### Entrance Hall

### Formal Living Room

15'4" x 12'2" (4.67m x 3.71m)

### Family Room

12'2" x 13'0" (3.72m x 3.96m)

### Dining Room

11'8" x 13'0" (3.56m x 3.96m)

### Garden Room

11'2" x 7'10" (3.40m x 2.39m)

### Cloakroom WC

5'5" x 2'10" (1.65m x 0.86m)

### Kitchen Breakfast Room

20'3" x 11'0" (6.17m x 3.35m)

### Walk in Pantry

3'8" x 3'10" (1.12m x 1.17m)

## FIRST FLOOR

### Galleried Landing

### Bedroom Two

13'11" x 12'2" (4.25m x 3.71m)

### Bedroom Three

13'2" x 12'8" (4.02m x 3.86m)

### Bedroom Four

10'0" x 12'0" (3.05m x 3.66m)

### Bedroom Five

12'0" x 7'4" (3.65m x 2.24m)

### Bathroom

11'5" x 5'7" (3.48m x 1.70m)

## SECOND FLOOR

### Bedroom One

12'10" x 12'1" (3.91m x 3.68m)

### Walk-in Wardrobe

8'6" x 6'0" (2.60m x 1.84m)

### Bathroom

10'7" x 5'6" (3.23m x 1.68m)

## EXTERNAL AREA

### Front Garden

### Shingled Driveway

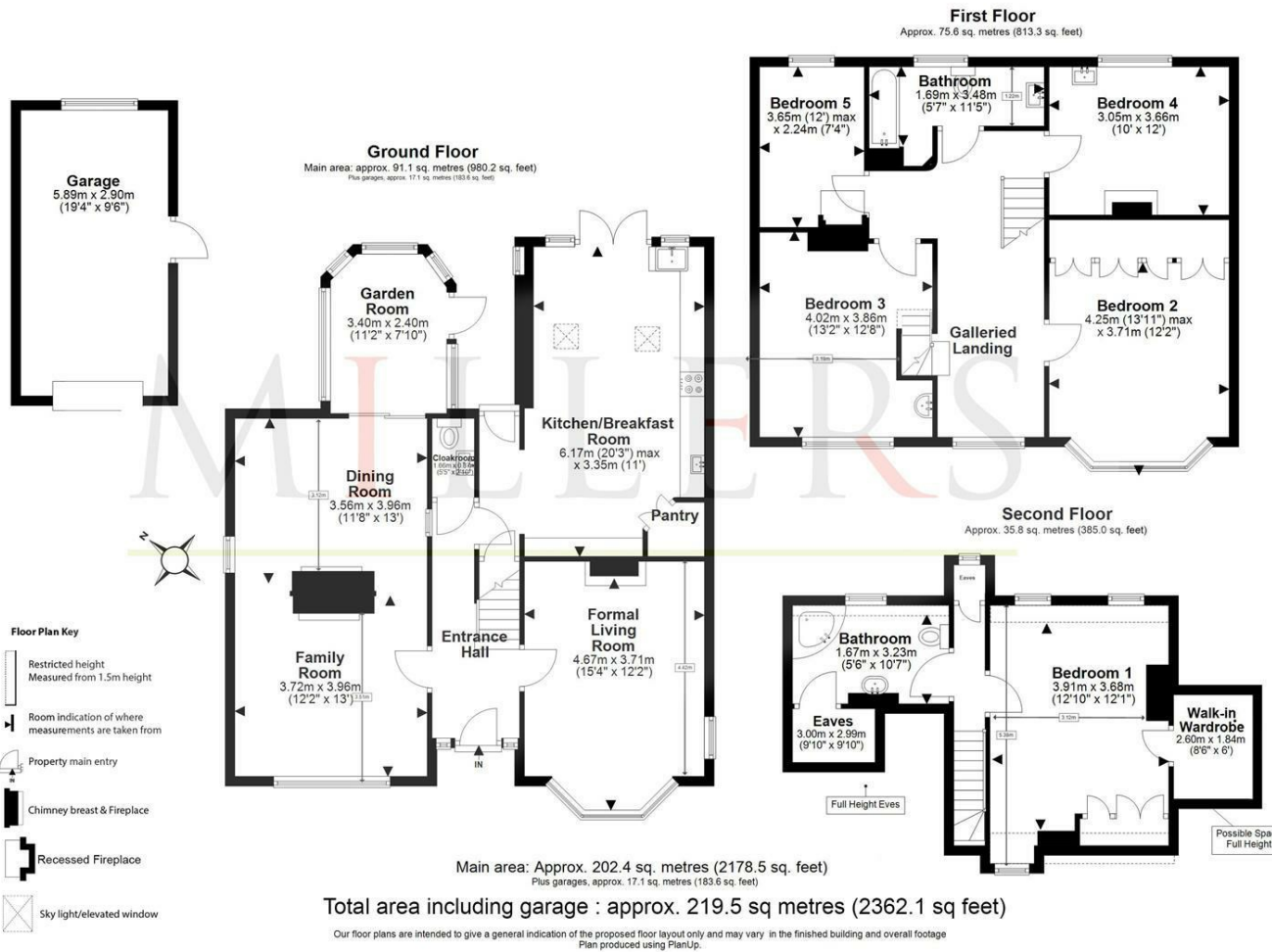
### Garage

19'4" x 9'6" (5.89m x 2.90m)

### Rear Garden

62' x 38'9" (18.90m x 11.81m)





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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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