



**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

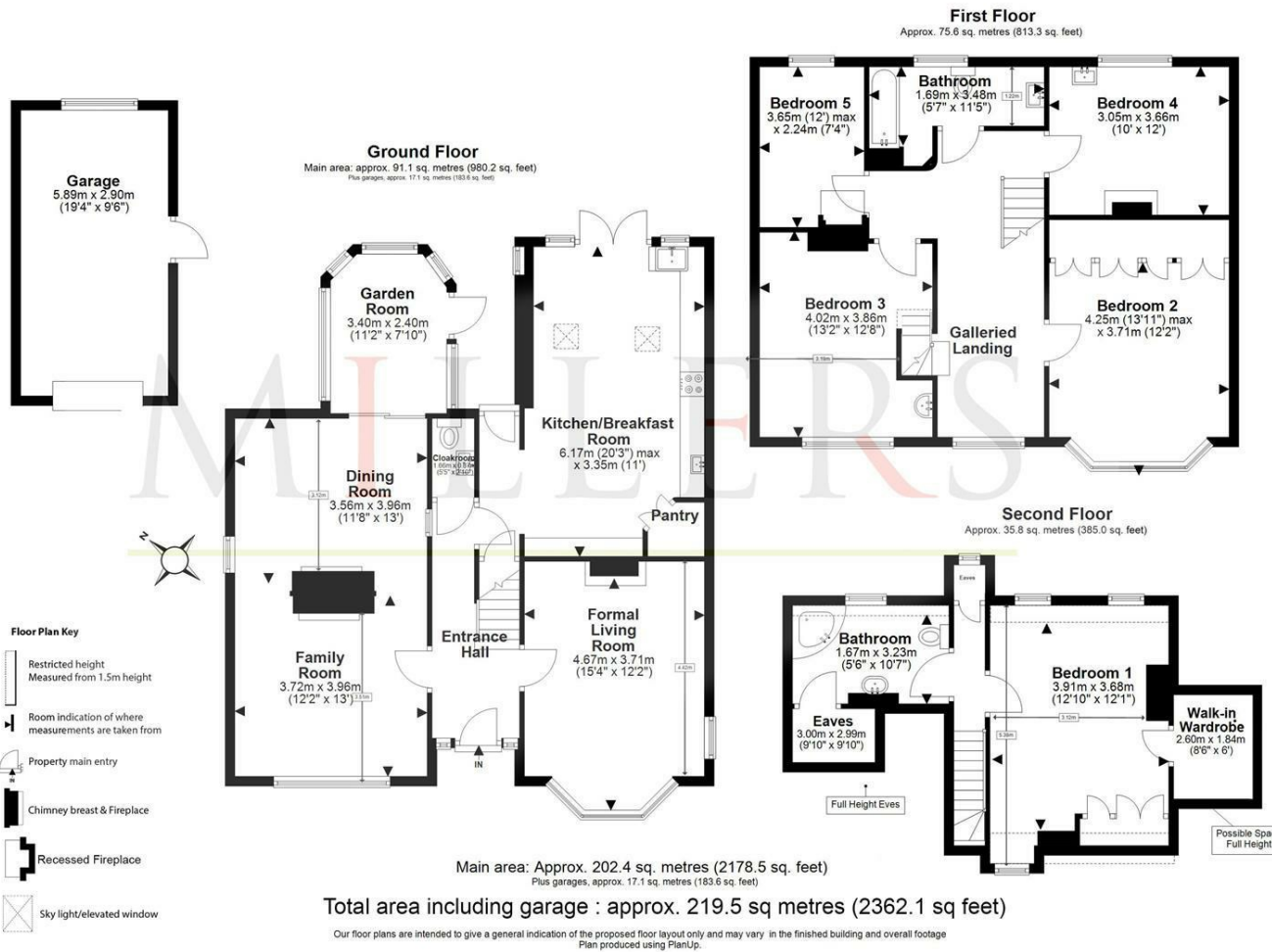
### Garage

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		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.

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.