



Epping Road, Epping Green.

O.I.E.O £1,000,000



MILLERS
ESTATE AGENTS

*** STUNNING DETACHED HOME * EXTENDED ACCOMMODATION * FOUR BEDROOMS * THREE RECEPTIONS * BEAUTIFULLY PRESENTED * GATED OFF STREET PARKING ***

A beautifully presented, 4 bed, 3 reception, detached home with exceptional accommodation. This stylish and contemporary property was designed and finished to the highest specification. Offering an open plan kitchen breakfast with family area, an outstanding master suite, gated off street parking and a village location.

This amazing property offers a fully fitted kitchen which features "quartz" worktops and contrasting units, built in appliances including a "Range" cooker. Elegant ceramic flooring and ceiling set windows provide ample natural lighting, with folding doors to the garden; just some of the quality aspects. The separate formal dining room, could easily be used as a second sitting room. The stylish living room features a cosy fireplace, wooden flooring and recessed lighting. A handy utility room and a guest cloakroom complete the ground floor. The opulent master bedroom suite offers a walk-in dressing area with a Juliette balcony and en-suite shower room. Bedrooms two & three are generous doubles and the fourth bedroom is a spacious single. A luxury three-piece suite, finished with white sanitary ware is found in the family bathroom which boasts exquisitely finished tiling. The rear garden measures approx. 65ft in length, has a stunning decked terraced perfect for entertaining and steps lead to the lawn area. The attractive garden room provides an ideal space the home gymnasium. Access to the side leads to a crushed slate driveway affording gated parking for three vehicles.

Epping Green village situated on the outskirts of Epping; approx. 3.8 miles to the High Street with shops, cafes, bars, restaurants & the Central Lane underground serving London. There is a popular primary school, arable farmland setting & its ease of access into both Epping & Harlow. The M11 & M25 are also accessible in the local are





GROUND FLOOR

Entrance Hall

Dining Room

14'1" x 10'9" (4.28m x 3.28m)

Living Room

26'6" x 11'11" (8.07m x 3.63m)

Family Room

9'8" x 12'0" (2.95m x 3.66m)

Kitchen

20'2" x 8'0" (6.14m x 2.44m)

Utility Room

10'0" x 8'8" (3.05m x 2.65m)

Cloakroom WC

6'5" x 3' (1.96m x 0.91m)

FIRST FLOOR

Landing

Vaulted Bedroom One

13'9" x 10'9" (4.20m x 3.28m)

En-suite Shower Room

8'5" x 3'10" (2.57m x 1.17m)

Dressing Area

8'7" x 4'5" (2.62m x 1.35m)

Bedroom Two

13'1" x 11'11" (4.00m x 3.63m)

Bedroom Three

10'11" x 11'11" (3.33m x 3.63m)

Bedroom Four

7'10" x 8'1" (2.39m x 2.46m)

Bathroom

8'4" x 8' (2.54m x 2.44m)

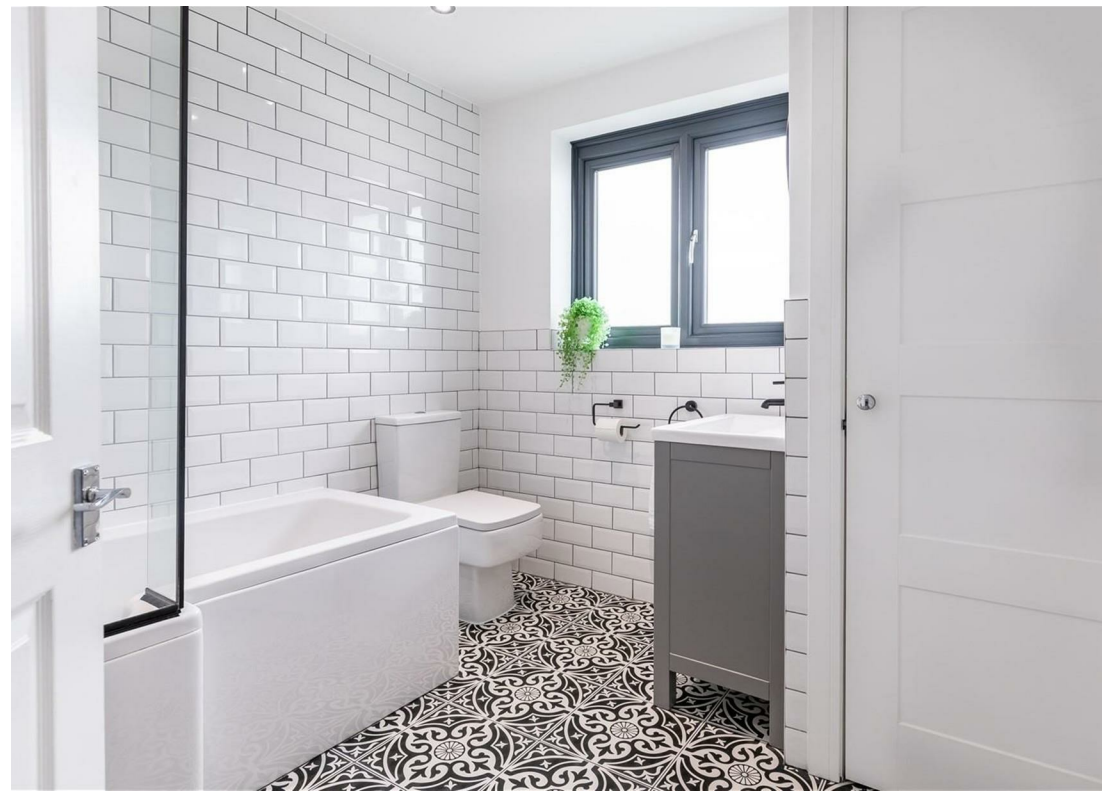
EXTERNAL AREA

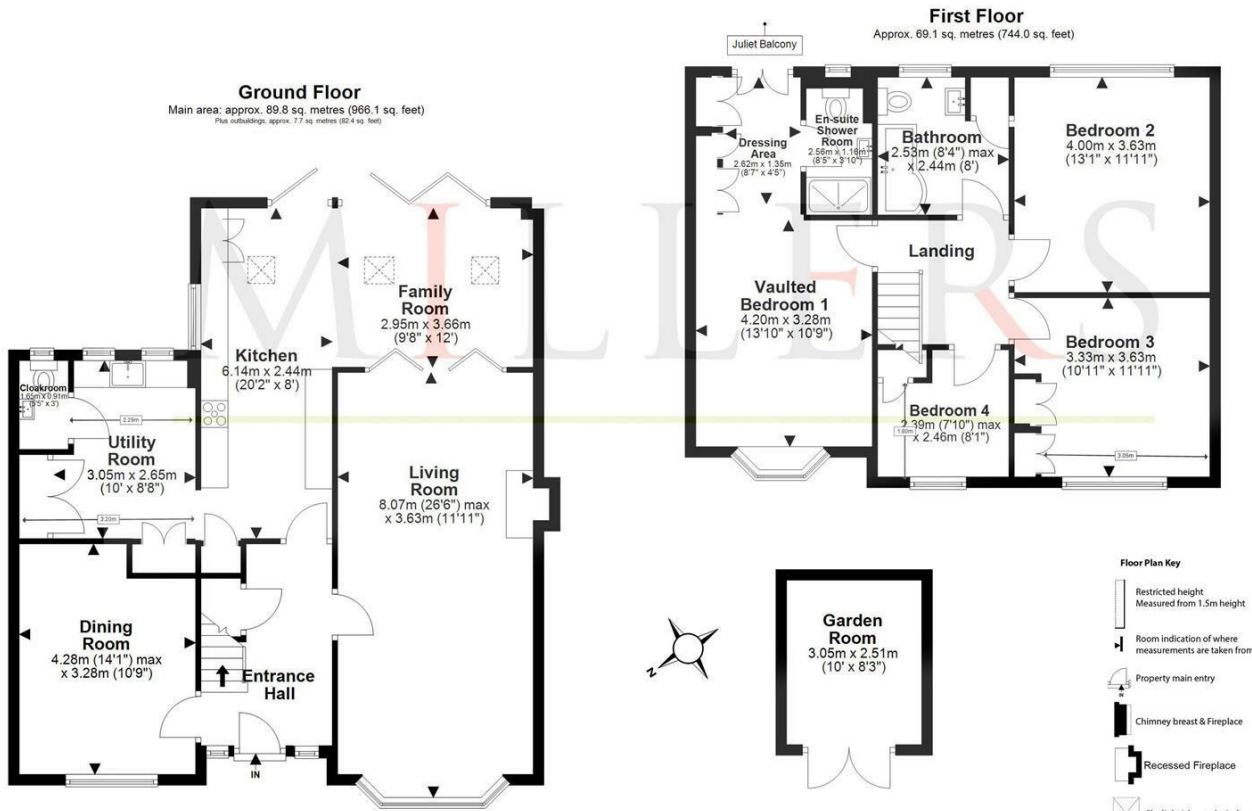
Rear Garden (max)

65' x 33'9" (19.81m x 10.29m)

Garden Room

10' x 8'3" (3.05m x 2.51m)





Ground Floor
Main area: approx. 89.8 sq. metres (966.1 sq. feet)
Plus outbuildings: approx. 7.7 sq. metres (82.4 sq. feet)

First Floor
Approx. 69.1 sq. metres (744.0 sq. feet)

Main area: Approx. 158.9 sq. metres (1710.1 sq. feet)
Plus outbuildings: approx. 7.7 sq. metres (82.4 sq. feet)

Total area including outbuildings: approx. 166.6 sq metres (1792.5 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.

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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.