



Epping Road, Epping Green.

Offers Over £900,000

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MILLERS
ESTATE AGENTS

*** STUNNING DETACHED * EXTENDED HOME * 4 BEDROOMS & 3 RECEPTIONS * SCHOOL PRIORITY ADMISSIONS AREA * BEAUTIFULLY PRESENTED * GATED OFF STREET PARKING ***

"Best of Both Worlds" a beautifully finished, detached family home with stunning rural views. Less than 10 mins drive to Epping Station serving London and the High Street with its wide range of shops, cafes and bars. The property stands in the Priority Admissions Area for Epping Upland CofE School and close to Epping St John's Comprehensive School.

This amazing property offers a fully fitted kitchen which features "quartz" worktops & contrasting units, built in appliances including a "Range" cooker. Elegant ceramic flooring & 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 & recessed lighting. A handy utility room & guest cloakroom complete the ground floor. The opulent master bedroom provides a walk-in dressing area with Juliette balcony & en-suite shower room. Bedrooms two & three are generous doubles & 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 terrace, perfect for entertaining & steps lead to the lawn area. The attractive garden room is an ideal space for the home gymnasium. Access to the side leads to a crushed slate driveway affording gated parking for three vehicles.

Epping Green is situated on the outskirts of Epping Town; approx. 3.8 miles to the High St with shops, cafes, bars, restaurants & Central Lane serving London. There is a popular primary school, arable farmland setting & ease of access into both Epping & Harlow. The M11 & M25 are also accessible at Hastingwood & Waltham Abbey.





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 2.64m)

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)

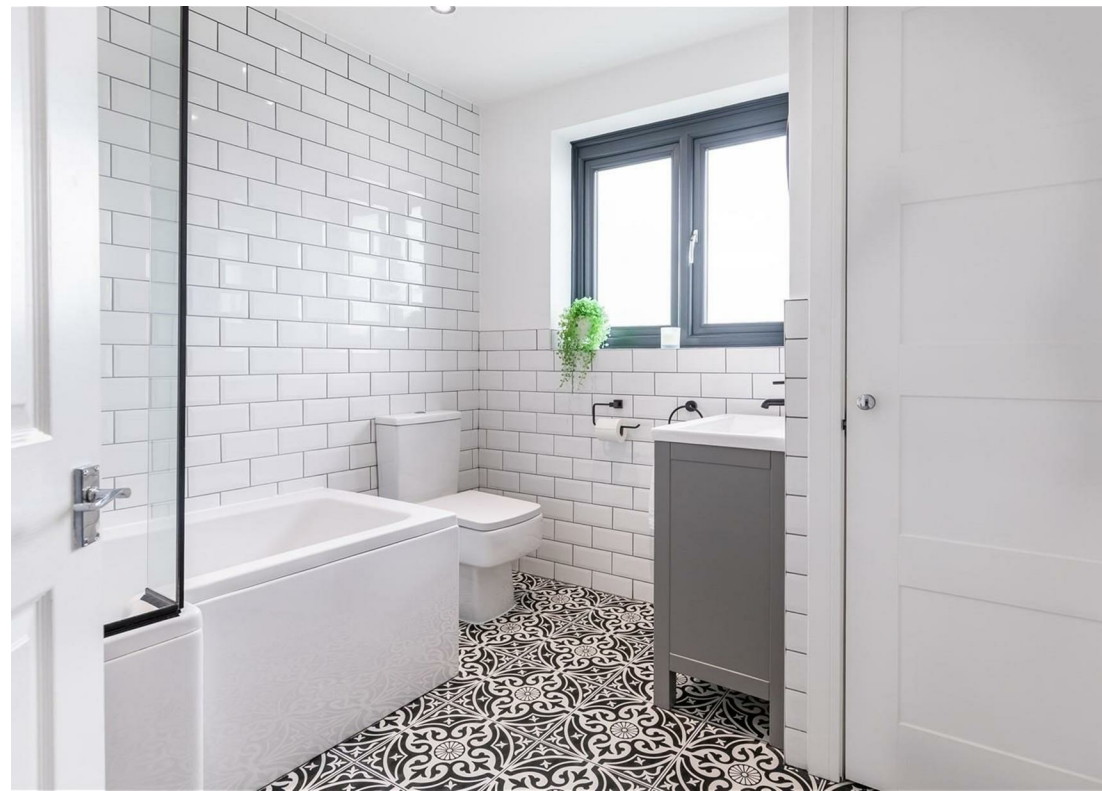
EXTERNAL AREA

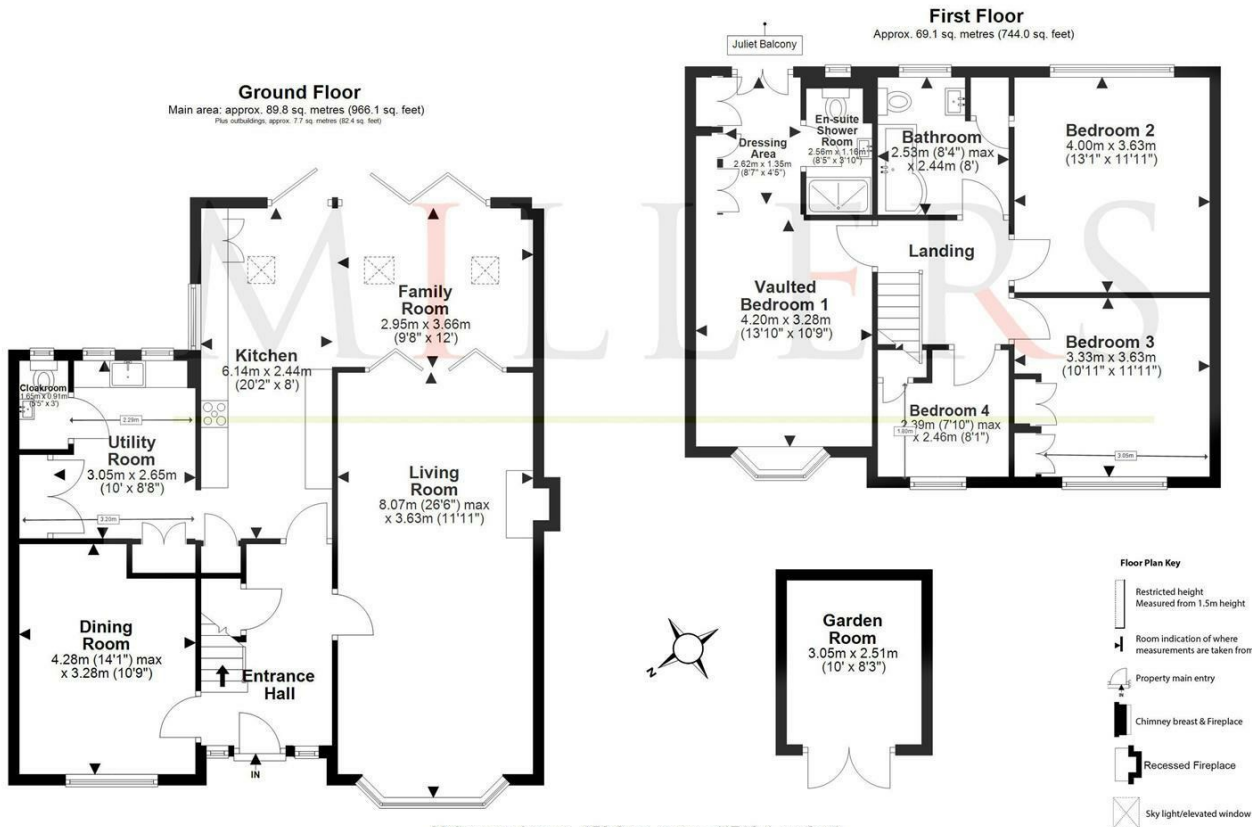
Rear Garden (max)

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

Garden Room

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



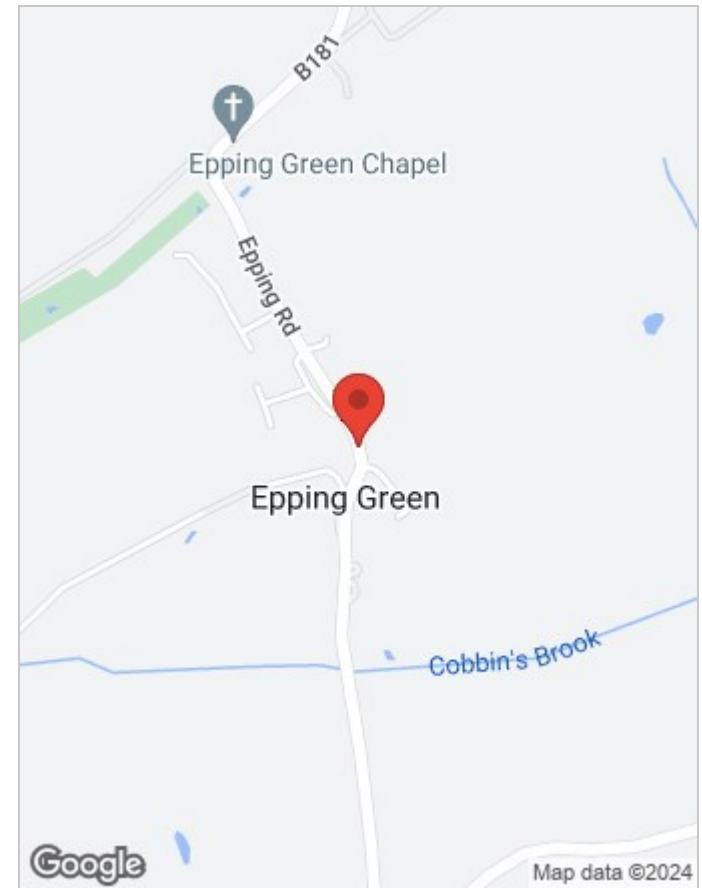
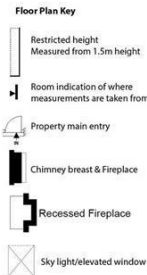


Main area: Approx. 158.9 sq. metres (1710.1 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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.