



Epping Lane, Stapleford Tawney

Guide Price £1,350,000



MILLERS
ESTATE AGENTS

*** DETACHED FAMILY HOME * FIVE BEDROOMS *
APPROX. 0.33 ACRES PLOT * 2,092 SQ. FT
ACCOMODATON * SECURE GATED ACCESS *
APPROX. 170 FT REAR GARDEN * CHAIN FREE ***

This generous detached house enjoys a secluded and private position sitting back from the road and offering views across the Abridge valley and surrounding countryside. The property enjoys a volume of approx. 2,092 sq. ft. and enjoys mature grounds of approx. 0.33 acres. The approach is via a gated gravel driveway with secure entrance and providing multiple parking for numerous vehicles. The gardens provide formal lawns, a raised patio terrace with pagoda and access to the river Roding and siding onto open countryside.

The accommodation is entered via a wooden front door leading to an entrance hall with wooden staircase and doors to: there are three separate reception rooms including a living room with a feature log burner, a dining room with bi-folding doors to the garden and a large family room. The generous fitted kitchen breakfast room provides integrated appliances, a breakfast island and a range cooker. Additionally there is a large separate utility and boot room, a ground floor shower room and study or home office. The first floor landing leads to five bedrooms of which four are double sized and the master bedroom offers an en-suite wet room. There is a family bathroom with a three-piece suite. A second staircase from the family room leads to bedroom five which would make an ideal annex or den for an older child.

Stapleford Tawney is well placed for Epping, Theydon Bois & Loughton which offer a large selection of shops, restaurants & public houses. Several golf courses are within easy reach as are several well regarded state & private schools. Tube transport to London is offered at a number of stations and the M11 & M25 junctions are within a few miles. Theydon Bois tube: 3.4 miles, M25 Junction 26: 6.7 miles, M11 Junction 5 (Southbound): 4.7 miles.





GROUND FLOOR

Living Room

14'1" x 12'6" (4.30m x 3.81m)

Kitchen Dining Room

9'10" x 28'11" (2.99m x 8.82m)

Shower Room

7' x 4'10" (2.13m x 1.47m)

Study Room

10'7" x 5'8" (3.23m x 1.73m)

Family Room

18'3 x 15'3 (5.56m x 4.65m)

Utility Room

8'8" x 13'7" (2.63m x 4.14m)

FIRST FLOOR

Bedroom One

20'0" x 10'2" (6.09m x 3.10m)

En-Suite Wet Room

7'8" x 7' (2.34m x 2.13m)

Bedroom Two

12'9" x 9'4" (3.89m x 2.84m)

Bedroom Three

12'7 x 9'10 (3.84m x 3.00m)

Bedroom Four

15'8" x 14'10" (4.77m x 4.53m)

Bedroom Five

8'1" x 8'7" (2.47m x 2.61m)

Family Bathroom

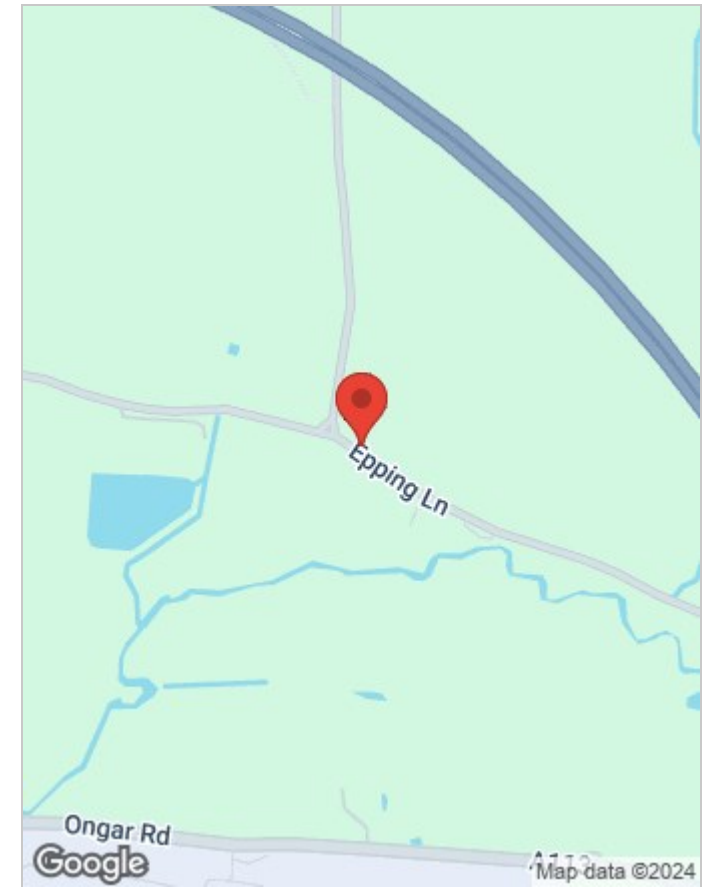
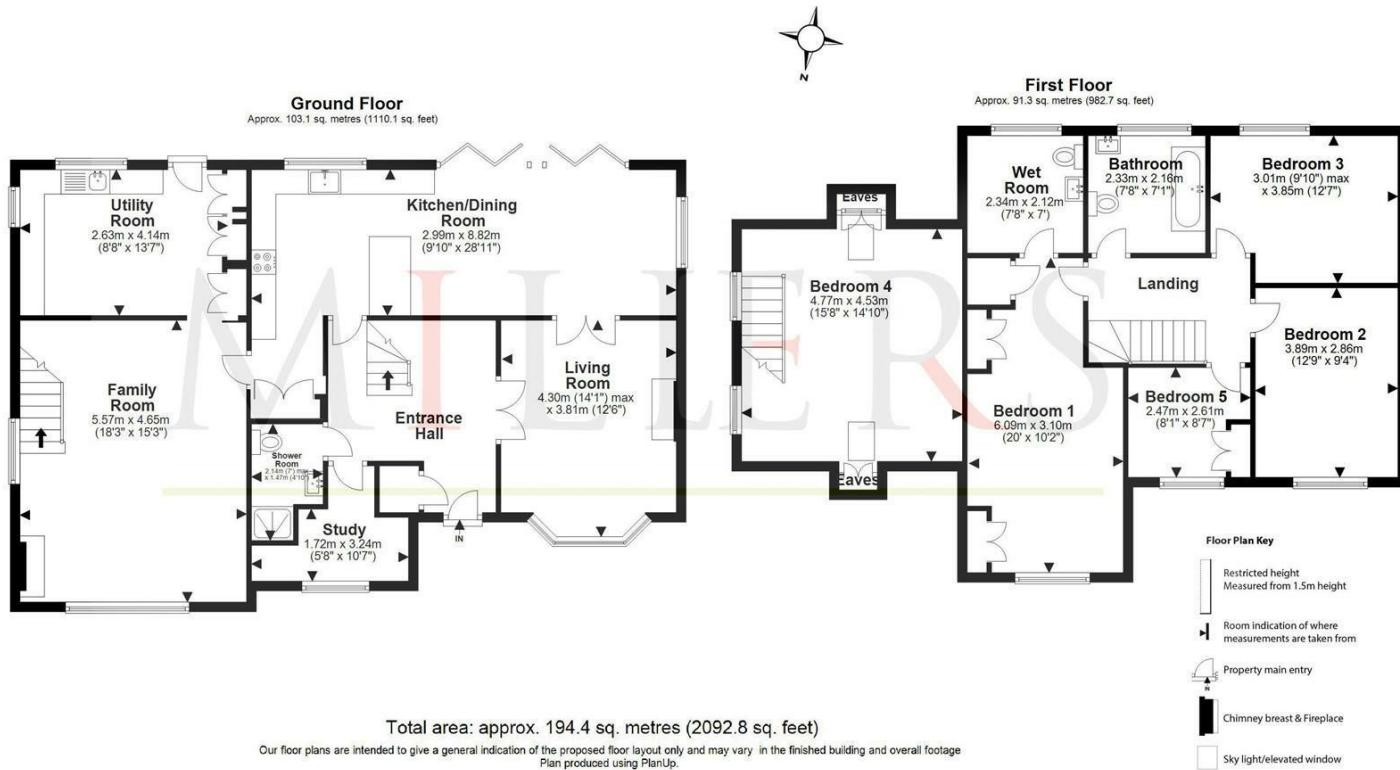
7'8" x 7'1" (2.34m x 2.16m)

EXTERNAL AREA

Rear Garden (Approx)

170' x 48' (51.82m x 14.63m)





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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC