



Buckingham Road, Epping

Price Range £1,100,000

 6  4  3  B

MILLERS
ESTATE AGENTS

* PRICE RANGE: £1,100,000 - £1,150,000 *
DETACHED FAMILY HOME * SIX BEDROOMS * OPEN
PLAN FAMILY AREA * THREE EN-SUITES * GARAGE &
DRIVEWAY * WALKING DISTANCE TO STATION &
HIGH STREET * HIGHLY DESIRABLE LOCATION *

A beautifully appointed family residence
finished to the highest specification. Throughout
the accommodation has an opulent feel and the
current vendors interior design is very bright and
extremely desirable. Six bedroom
accommodation arranged over three floors.

The main living room of this stunning house has a
featured part-vaulted glazed sitting area with bi-
folding doors opening onto the rear garden, has
featured wooden flooring and central fireplace.
There is a central reception hallway leading to
the open plan high gloss kitchen and the family
room incorporating a dining area. The kitchen
comprises a range of fitted cabinets which
feature granite working surfaces & integrated
Siemens appliances. There is a matching utility
room & cloakroom WC.

The master bedroom and bedroom two are sited
on the first floor and are beautifully finished. The
master has a dressing area fitted with a range of
wardrobes and offers a luxury fitted En-suite
bathroom. The second bedroom has an En-suite
shower room with matching opulence. The front
elevation has a full width veranda giving access
via double glazed French doors to both
bedrooms. The second floor serves the
remaining four bedrooms with bedroom three
having an En-suite shower room and there is a
fully tiled family bathroom suite.

The front garden is enclosed by wrought iron
railings and offers a driveway for two/three
vehicles to the side and is in front of the single
garage. The landscaped rear garden enjoys an
attractive and extended paved patio terrace
flanked by a lawn area and wooden fencing,
along with raised flower beds with box hedges
and trees. There is a summer house and access
to the garage.





GROUND FLOOR

Cloakroom WC

5'01 x 2'10 (1.55m x 0.86m)

Living Room

23'08 x 11'11 (7.21m x 3.63m)

Kitchen

10'11 x 10'01 (3.33m x 3.07m)

Family Room

21'03 x 9'11 (6.48m x 3.02m)

Study Area

8'08 x 11'05 (2.64m x 3.48m)

Utility Room

7'04 x 5'07 (2.24m x 1.70m)

FIRST FLOOR

Bedroom One

13'02 x 10'03 (4.01m x 3.12m)

En-suite Bathroom

5'06 x 12'00 (1.68m x 3.66m)

Dressing Room

5'06 x 6'11 (1.68m x 2.11m)

Balcony

3'11" x 27'7" (1.19m x 8.41m)

Bedroom Two

14'11 x 9'11 (4.55m x 3.02m)

En-suite Shower Room

3'10 x 9'11 (1.17m x 3.02m)

SECOND FLOOR

Bedroom Three

13'01 x 10'06 (3.99m x 3.20m)

En-suite Shower Room

5'08 x 5'06 (1.73m x 1.68m)

Bedroom Four

8'04 x 8'09 (2.54m x 2.67m)

Bedroom Five

12'03 x 7'11 (3.73m x 2.41m)

Bedroom Six

6'06 x 10'00 (1.98m x 3.05m)

Bathroom

6'05 x 5'11 (1.96m x 1.80m)

EXTERNAL AREA

Garage

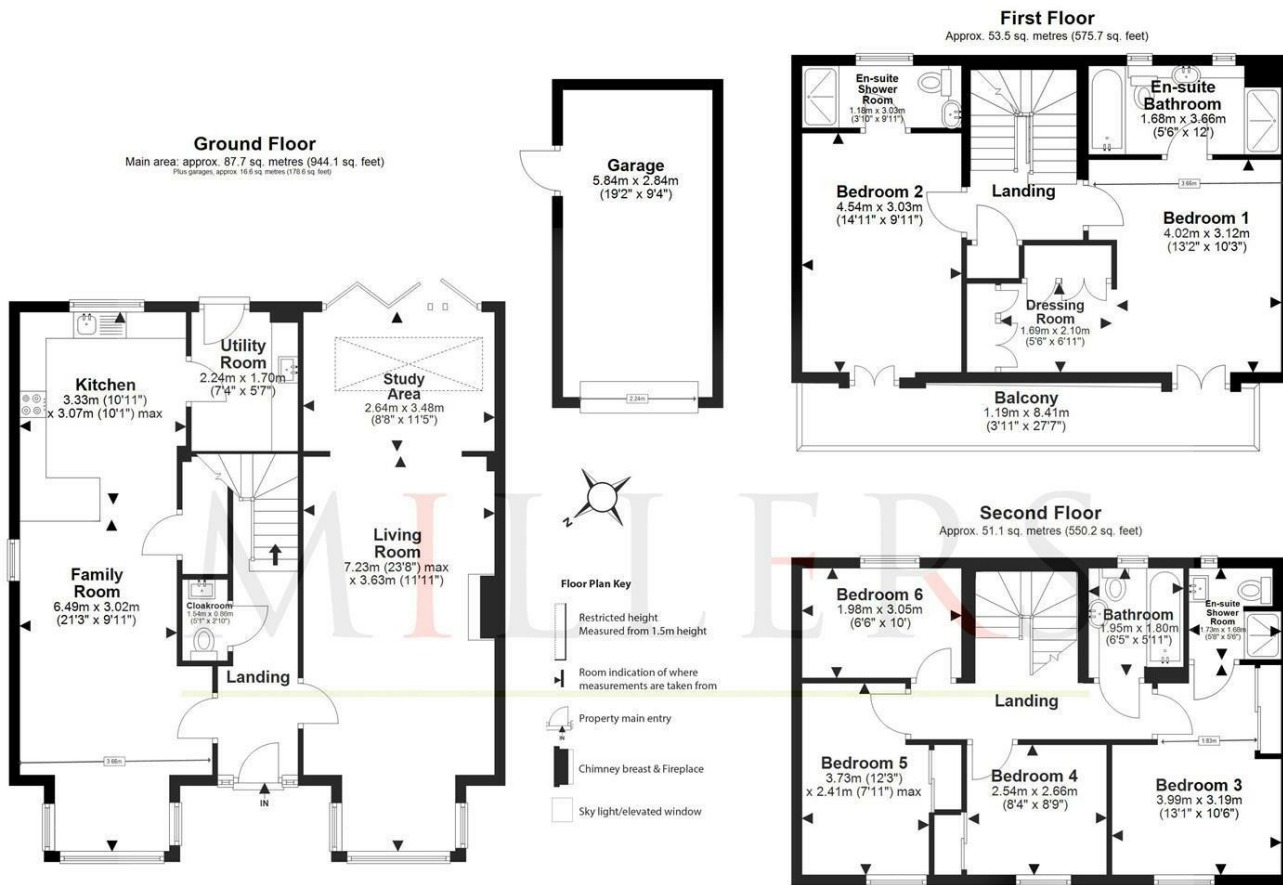
19'02 x 9'04 (5.84m x 2.84m)

Garden

35'04 x 34'07 (10.77m x 10.54m)

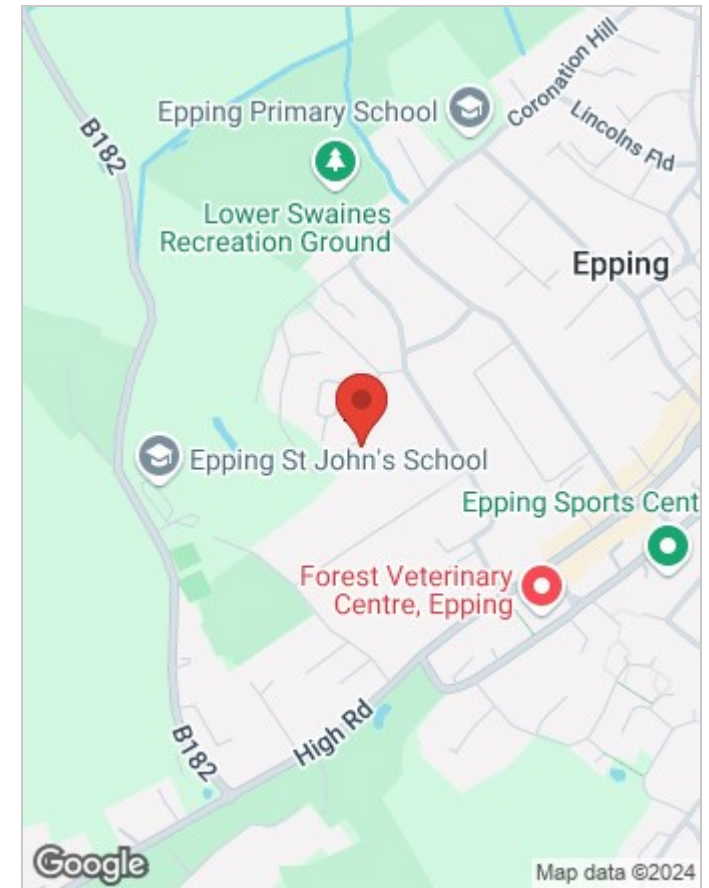
Driveway for several vehicles





Main area: Approx. 192.3 sq. metres (2070.0 sq. feet)
Plus garages: approx. 16.6 sq. metres (178.6 sq. feet)
Total area including garage : approx. 208.9 sq metres (2248.6sq 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		90	(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

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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