



**Buckingham Road, Epping**

**Guide Price £1,150,000**



**MILLERS**  
ESTATE AGENTS



\* 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 presented family home finished to the highest standards. Situated on the highly desirable & modern "Arboretum" development. The accommodation has an opulent feel throughout and the current interior design is light and stylish. This generous property offers six bedroom accommodation arranged over three floors.

The living room of this stunning house features a part-vaulted sitting area with bi-folding doors that open onto the rear garden. It has featured wooden flooring and a cosy fireplace. The central reception hallway leads to an open-plan kitchen, family room and incorporating a dining area. The fully kitchen comprises a range of high gloss cabinets and feature contrasting granite work surfaces with integrated "Siemens" appliances. There is a matching utility room & a handy 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 landing serves the remaining four bedrooms with bedroom three having an En-suite shower room and there is a fully tiled family bathroom suite.

Iron railings enclose the frontgarden and doorway. The driveway has parking for 2 or 3 vehicles at the side. The landscaped garden enjoys an attractive and extended paved patio terrace flanked by a low maintenance lawn area. The garage has been converted into a home office and gymnasium.







## GROUND FLOOR

### Family Room

21'4" x 9'11" (6.49m x 3.02m)

### Kitchen

11'0" x 9'11" (3.36m x 3.02m)

### Utility Room

8'1" x 5'7" (2.46m x 1.70m)

### Pantry

7'4" x 2'10" (2.23m x 0.86m)

### Cloakroom WC

4'10" x 2'10" (1.47m x 0.86m)

### Living Room

23'9" x 11'11" (7.25m x 3.63m)

### Dining Area

8'2" x 12'6" (2.48m x 3.81m)

## FIRST FLOOR

### Bedroom One

13'2" x 10'3" (4.02m x 3.12m)

### En-suite Bathroom

12' x 5'6" (3.66m x 1.68m)

### Balcony

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

### Bedroom Two

14'11" x 9'11" (4.54m x 3.03m)

### En-suite Shower Room

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

### Walk-in Wardrobe

5'9" x 7'2" (1.76m x 2.18m)

## SECOND FLOOR

### Bedroom Three

13'3" x 10'8" (4.05m x 3.24m)

### En-suite Shower Room

5'6" x 5'8" (1.68m x 1.73m)

### Bedroom Four

8'4" x 11'1" (2.54m x 3.37m)

### Bedroom Five

12'3" x 10'3" (3.73m x 3.13m)

### Bedroom Six

6'6" x 10'0" (1.98m x 3.05m)

### Bathroom

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

## EXTERNAL AREA

### Gymnasium

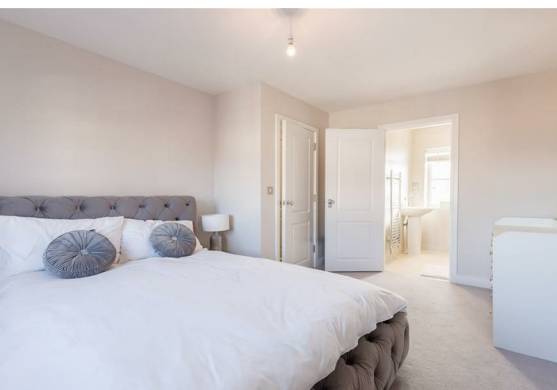
13'4" x 8'5" (4.06m x 2.57m)

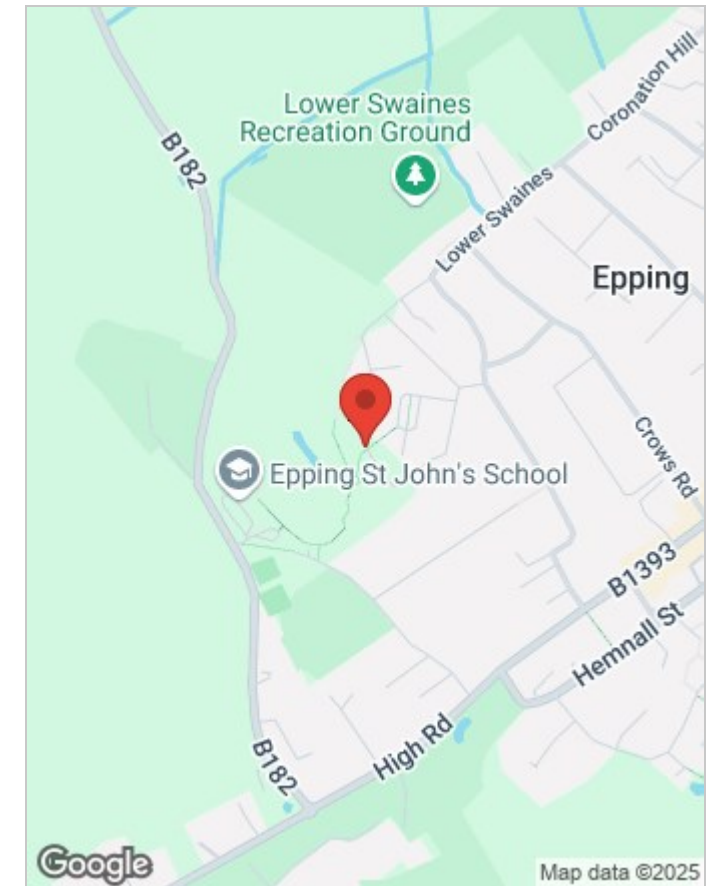
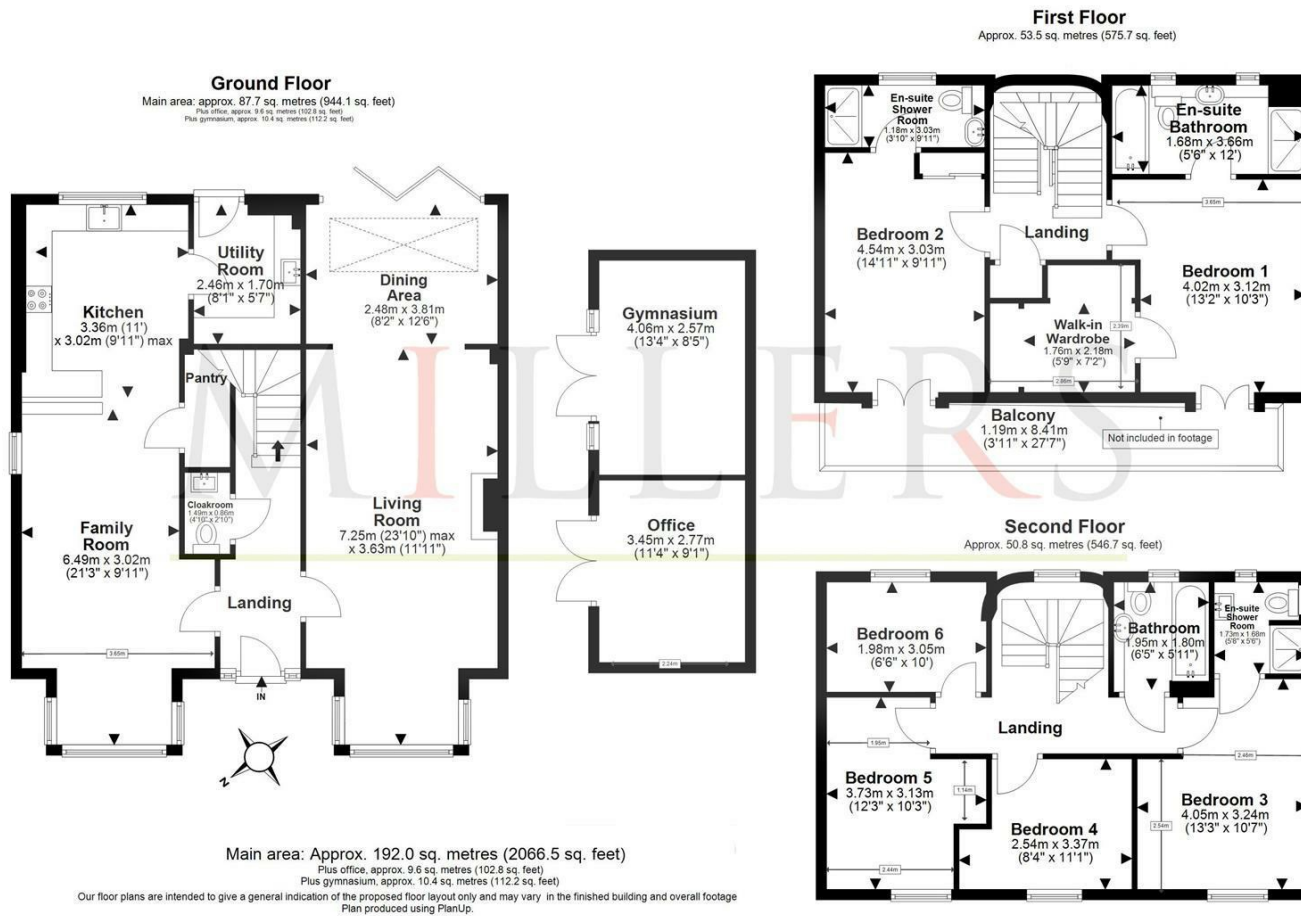
### Office

11'4" x 9'1" (3.45m x 2.77m)

### Rear Garden

34'8" x 40'2" (10.57m x 12.24m)





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) A		90	(92 plus) A		
(81-91) B	83		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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