



Kings Wood Park, Epping

O.I.E.O £950,000

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MILLERS
ESTATE AGENTS

* FIVE BEDROOMS * DETACHED HOUSE * FAMILY ACCOMMODATION * DOUBLE GARAGE & PARKING * APPROX. 2396.9 SQ FT VOLUME *

This contemporary double-fronted detached house offers versatile family accommodation arranged over three floors. The property has been finished to a high specification & briefly comprises two reception rooms, three bathrooms, five bedrooms, a double garage & driveway. Situated in the popular Kings Wood Park development, the property is in close proximity to Stonards Hill recreation grounds, parts of Epping Forest, and the High Street.

A centrally positioned front door provides access to an entrance hallway, which features stairs leading to the first floor, access to a cloakroom & doors leading to the living room. This attractive reception room includes a feature fireplace & French doors that open onto the rear garden. There is also a separate dining room with a bay window and a kitchen/breakfast room overlooking the rear garden. The kitchen is equipped with a range of pale white units (matt finish), contrasting work surfaces, integrated appliances, and a central breakfast island, along with a matching utility room.

On the first floor, the master bedroom benefits from an en-suite shower room. Additionally, there is a Jack and Jill shower room between bedrooms two & three. The second floor includes a third bathroom and bedrooms four and five. The rear garden is primarily laid to astro turf and features a patio area along with access to the garage.

Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports centre and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London & great transport links for the M25 at Waltham Abbey and M11 at Harlow.





GROUND FLOOR

Living Room

19'2" x 10'6" (5.84m x 3.20m)

Family Room

9'0" x 12'0" (2.74m x 3.67m)

Cloakroom WC

5'7" x 3'7" (1.70m x 1.09m)

Kitchen Dining Room

22'6" x 10'4" (6.85m x 3.15m)

Utility Room

5'10" x 6'2" (1.79m x 1.87m)

FIRST FLOOR

Bedroom One

13'11" x 10'6" (4.24m x 3.20m)

Walk-in Dressing Room

9'9" x 6'9" (2.96m x 2.05m)

En-suite Shower Room

10'1" x 4'10" (3.07m x 1.47m)

Bedroom Two

13'7" x 12'4" (4.14m x 3.76m)

Jack & Jill En-suite

7'8" x 6'9" (2.34m x 2.06m)

Bedroom Three

14'2" x 10'4" (4.32m x 3.15m)

SECOND FLOOR

Bedroom Four

15'5" x 10'6" (4.69m x 3.20m)

Bedroom Five

15'5" x 10'4" (4.69m x 3.15m)

Bathroom

7'5" x 6'4" (2.26m x 1.93m)

EXTERNAL AREA

Double Garage

19'11" x 19'3" (6.07m x 5.87m)

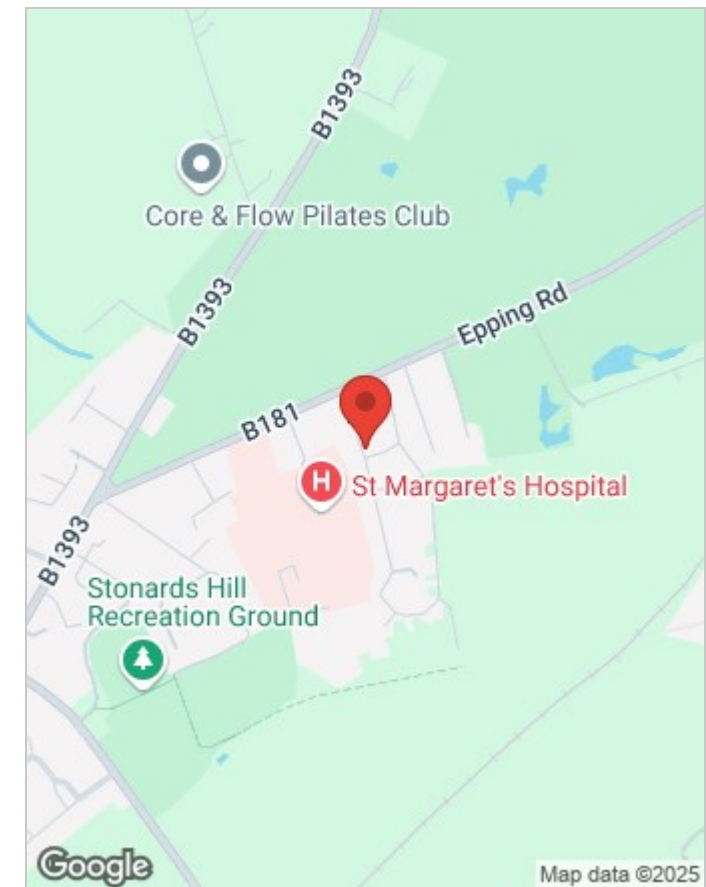
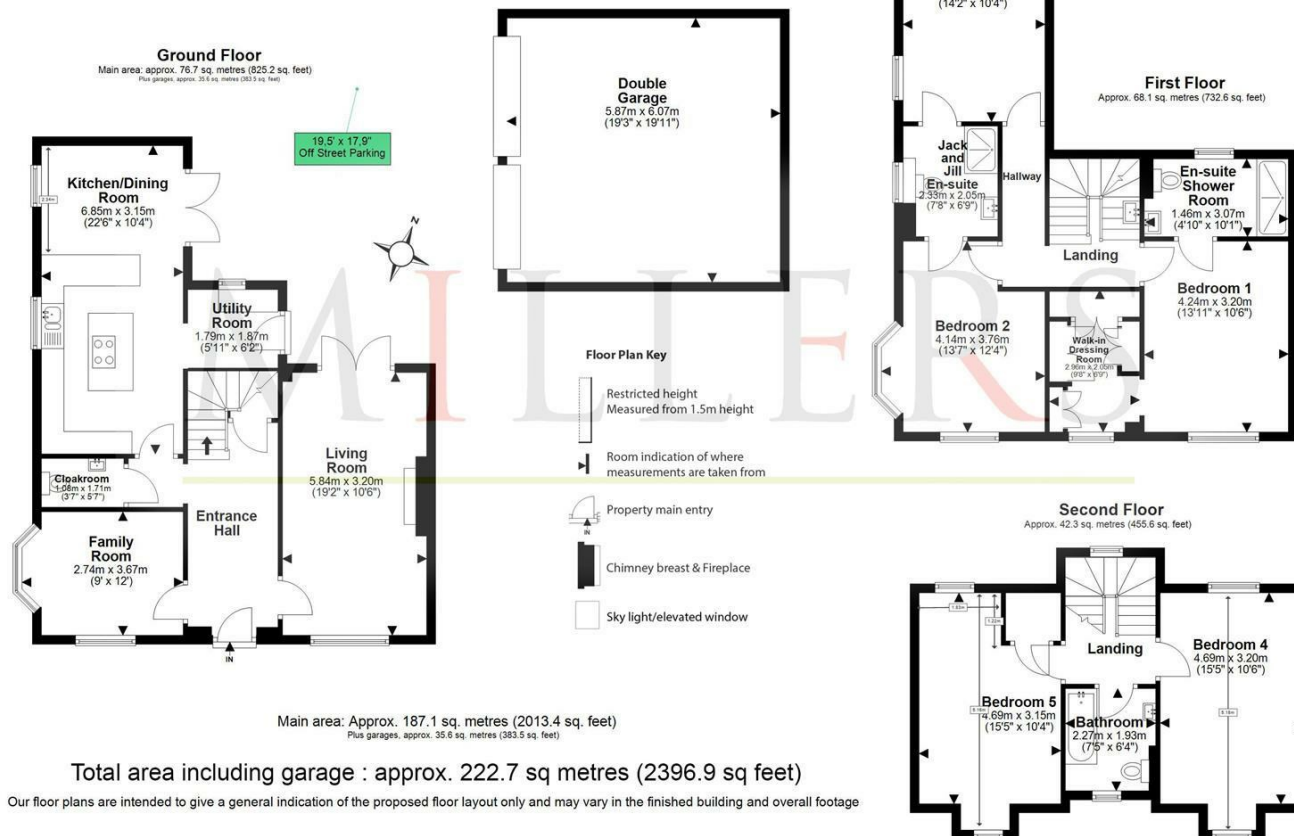
Rear Garden

51' x 19'3" (15.54m x 5.87m)

Driveway

19'5" x 17'9" (5.92m x 5.41m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	

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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