



**Boleyn Row, Epping**  
**Asking Price £924,995**

 6  3  2  C

**MILLERS**  
ESTATE AGENTS

**\* FIVE / SIX BEDROOMS \* DETACHED HOUSE \* WELL PRESENTED \* GARAGE & PARKING \* CHAIN FREE \***

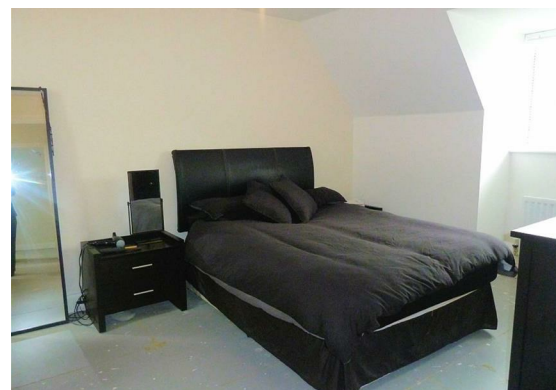
This contemporary double-fronted detached house offers versatile family accommodation with five or six bedrooms, arranged over three floors. The property has been finished to a high specification and includes two reception rooms, three bathrooms, five or six bedrooms, and a garage with a driveway. Located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

A centrally located front door provides access to an entrance hallway, which features stairs ascending to the first floor, access to a cloakroom, and doors leading to the living room. This attractive reception room includes a feature fireplace and French doors that open to the rear garden. There is also a separate dining room with a bay window and a kitchen breakfast room that overlooks the rear garden. The kitchen is equipped with a range of white high-gloss units, contrasting work surfaces, integrated appliances, and a central breakfast island, along with a matching utility room.

On the first floor, the master bedroom includes an en-suite shower room. There is a Jack and Jill shower room between bedrooms two and three, along with a study room. The second floor features a third bathroom and bedrooms four and five. The rear garden is mainly laid to lawn and includes a patio area and 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 and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Kitchen Family Room

22'4" x 10'4" (6.83m x 3.15m)

### Living Room

10'5" x 19'2" (3.18m x 5.84m)

### Dining Room

11'11" x 9'0" (3.63m x 2.74m)

### Utility Room

5'6" x 6' (1.68m x 1.83m)

### Ground Floor WC

3'7" x 6' (1.09m x 1.83m)

## FIRST FLOOR

### Bedroom One

13'10" x 10'5" (4.22m x 3.18m)

### En-Suite

4'8" x 9'7" (1.42m x 2.92m)

### Bedroom Two

13'3" x 11'11" (4.04m x 3.63m)

### Jack & Jill En-Suite

7'10" x 6'11" (2.39m x 2.11m)

### Bedroom Three

14'4" x 10'4" (4.37m x 3.15m)

### Study / Bedroom Six

9'8" x 6'6" (2.95m x 1.98m)

## SECOND FLOOR

### Bedroom Four

17'9" x 10'5" (5.41m x 3.18m)

### Bedroom Five

18'9" x 10'4" (5.72m x 3.15m)

### Bathroom

8'2" x 6'4" (2.49m x 1.93m)

## EXTERNAL AREA

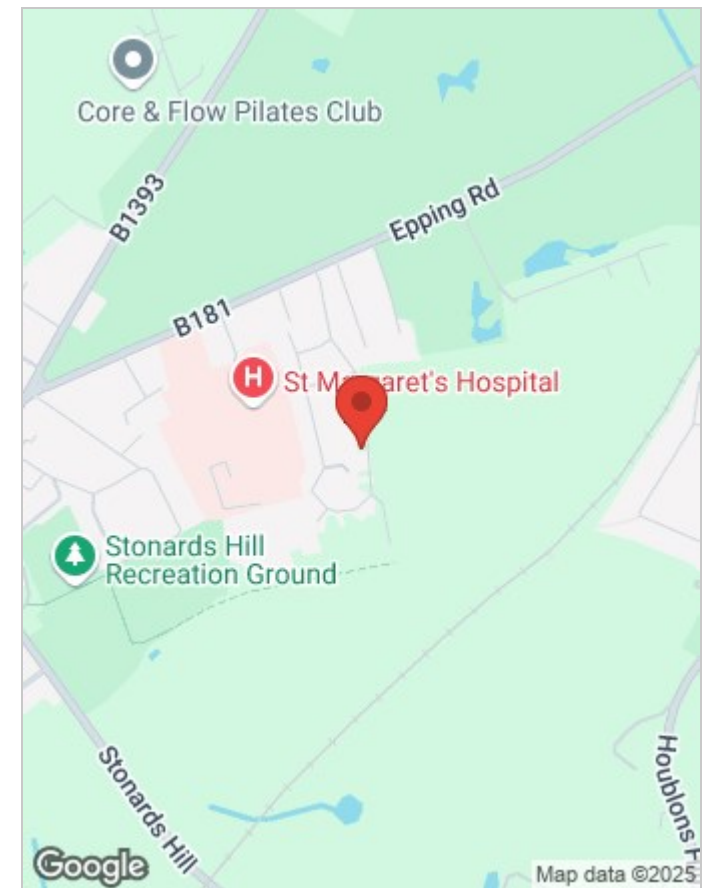
### Rear Garden

54'0" x 36'0" (16.46m x 10.97m)

### Double Length Garage

32'4" x 11'1" (9.86m x 3.38m)





| 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) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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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