



Boleyn Row, Epping
Asking Price £924,995

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MILLERS
ESTATE AGENTS

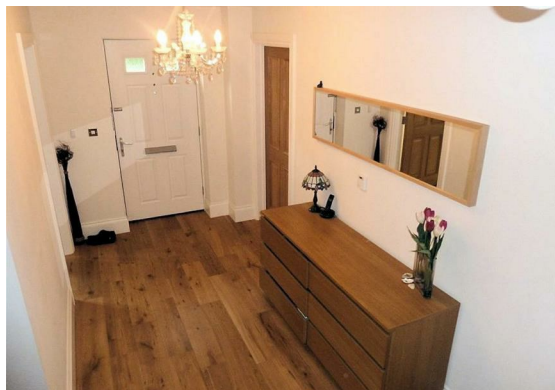
*** FIVE / SIX BEDROOMS * DETACHED HOUSE * WELL PRESENTED * GARAGE & PARKING * CHAIN FREE ***

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

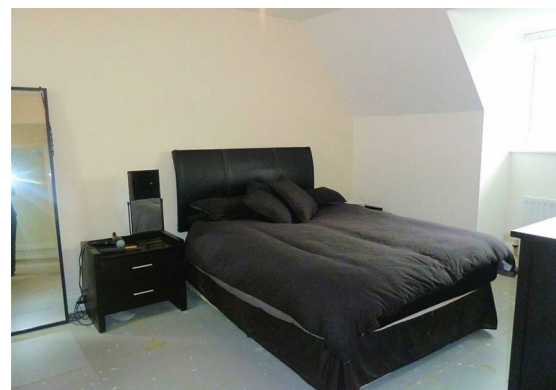
13'10" x 10'5" (4.22m x 3.18m)

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

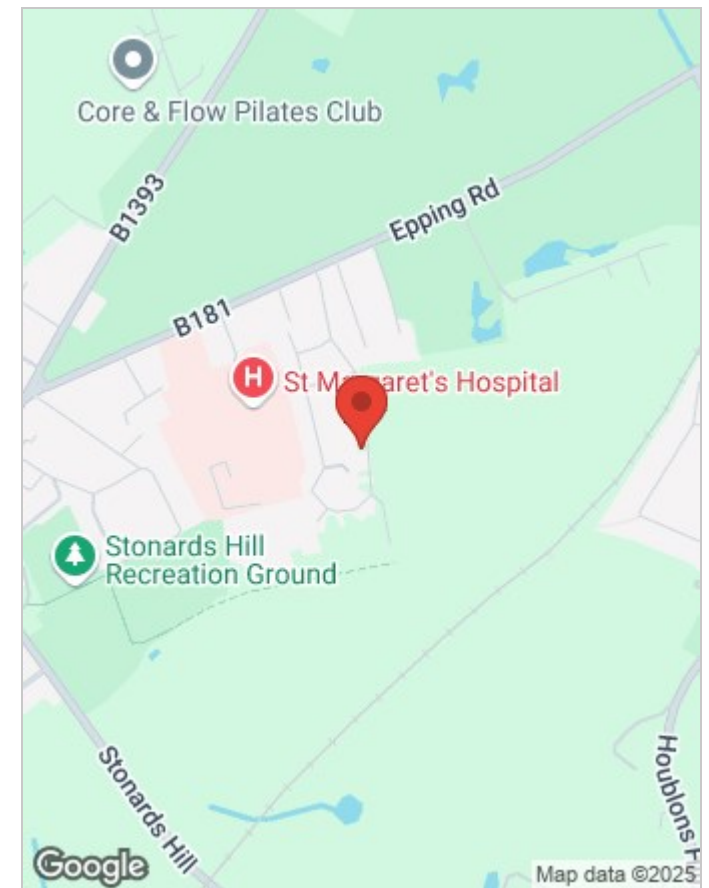
Rear Garden

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 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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