



**Kings Wood Park, Epping**

**Asking Price £975,000**

 6  3  2  C

**MILLERS**  
ESTATE AGENTS



\* MODERN DETACHED HOME \* SIX BEDROOM \*  
IMMACULATE THROUGHOUT \* KITCHEN/DINER \*  
MASTER BEDROOM WITH ENSUITE \* GARAGE &  
DRIVEWAY \* DESIRABLE LOCATION \*

Nestled in the sought-after Kings Wood Park area of Epping, this contemporary detached house offers a perfect blend of modern living and comfort. The six bedroom and three bathroom property spans three well-designed floors, providing ample space for families.

Upon entering, you are greeted by a delightful hallway that leads to a convenient ground floor cloakroom. The fabulous lounge, featuring a charming fireplace, invites you to relax and unwind, with French doors that open directly onto the beautifully landscaped rear garden. The stylish kitchen/diner is a true highlight, complete with a central island, making it an ideal space for family meals and gatherings. A useful utility room and family room complete this floor.

The first floor is home to a luxurious master bedroom, which boasts an en-suite shower room for added privacy. This level also includes two generously sized double bedrooms and a single bedroom currently utilised as a dressing room, alongside a well-appointed Jack and Jill shower room. Ascending to the top floor, you will find two further double bedrooms, one of which features built-in wardrobes, as well as a family bathroom, ensuring that everyone has their own space.

Outside, the property is equally impressive. The front garden features a block-paved driveway that accommodates two vehicles, leading to a single garage. A charming wild garden to the side adds to the appeal. The rear garden has been recently landscaped, offering a patio area, a lush lawn, a decked sun terrace, and a delightful timber playhouse, tree and shrub borders making it a perfect retreat for both relaxation and play.

Kingswood park is a peaceful setting situated close to Epping Forest & walking distance to Epping High Street offering a wide array of shops & eateries, along with Epping Central line station.







## GROUND FLOOR

### Cloakroom

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

### Living Room

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

### Family Room

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

### 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)

### En-suite Shower Room

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

### Bedroom Two

13'5" x 11'9" (4.09m x 3.58m)

### Bedroom Three

14'4" x 10'4" (4.38m x 3.15m)

### Jack and Jill En-suite

7'8" x 6'7" (2.34m x 2.01m)

### Bedroom Six (Dressing Room)

9'9" x 5'9" (2.96m x 1.76m)

## SECOND FLOOR

### Bedroom Four

15'8" x 10'6" (4.77m x 3.20m)

### Bedroom Five

15'7" x 8'3" (4.75m x 2.51m)

### Family Bathroom

7'7" x 6'2" (2.31m x 1.88m)

## EXTERIOR

### Front Driveway

### Garage

19'9" x 9'6" (6.02m x 2.90m)

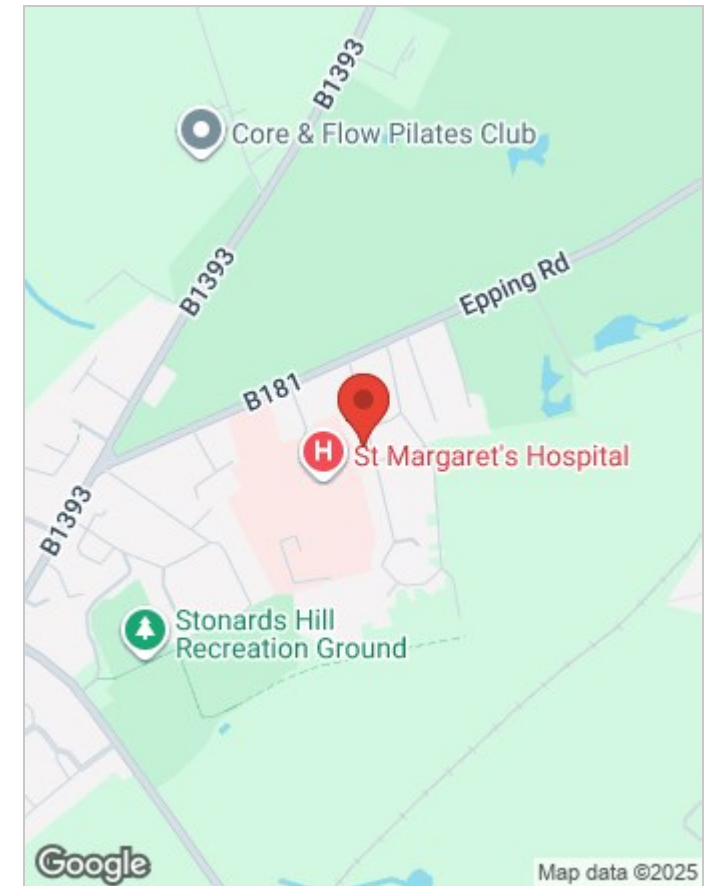
### Rear Garden

44' x 45' (13.41m x 13.72m)





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



| 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                                 |                         |           | (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 <sub>2</sub> 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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