



**Boleyn Row, Epping**  
**Asking Price £1,025,000**



**MILLERS**  
ESTATE AGENTS



A stylish contemporary detached house, thoughtfully arranged over three floors. Elegantly finished, this beautiful property boasts two inviting reception areas, five generous bedrooms and three well-appointed bathrooms. A double carport provides ample parking, enhancing convenience. Boleyn Row offers picturesque views of the surrounding countryside & is conveniently located near Stonards Hill recreation grounds & parts of Epping's breathtaking forest.

You are greeted by a grand hallway that sets the tone for the home. A stylish cloakroom with a WC adds practicality. The attractive reception room is bathed in natural light from a charming bay window & features a cosy fireplace, perfect for gathering with the family. The open-plan dining room, kitchen-breakfast area which showcase exquisite porcelain flooring, provide delightful views of the garden, creating an inviting space for everyday living. The kitchen is a chef's dream, boasting a mix of sleek contrasting white & dark matte-finish cabinetry, luxurious granite work surfaces, integrated appliances & central breakfast island that encourages casual dining.

Four well-proportioned bedrooms await, including a spacious second bedroom with its own en-suite shower room. A family bathroom featuring a four-piece suite and pristine white sanitary ware caters to the needs of the household. The entire second floor is dedicated to the expansive master bedroom, a private retreat complete with an en-suite shower room, a comprehensive range of mirrored wardrobes & a walk-in storage wardrobe.

The garden is a tranquil oasis, laid to lush lawn and featuring a beautifully elegant porcelain patio - an ideal space for alfresco dining. A side plot provides additional storage options or potential to extend (subject to planning). Convenient side access leads to the double carport, offering secure and covered parking.







## GROUND FLOOR

### Living Room

21'7" x 11'9" (6.59m x 3.58m)

### Cloakroom

6'8" x 5'7" (2.03m x 1.70m)

### Kitchen Dining Room

17'8" x 23'0" (5.38m x 7.02m)

## FIRST FLOOR

### Bedroom Two

10'0" x 10'11" (3.06m x 3.32m)

### En-suite Shower Room

5'7" x 4'1" (1.70m x 1.24m)

### Bedroom Three

10'2" x 10'7" (3.09m x 3.22m)

### Bedroom Four

6'5" x 10'2" (1.96m x 3.10m)

### Bedroom Five

7'9" x 7'9" (2.37m x 2.36m)

### Bathroom

12'10" x 6'10" (3.91m x 2.08m)

## SECOND FLOOR

### Bedroom One

17'6" x 13'5" (5.34m x 4.09m)

### Walk-in Wardrobe

3'9" x 5'7" (1.14m x 1.70m)

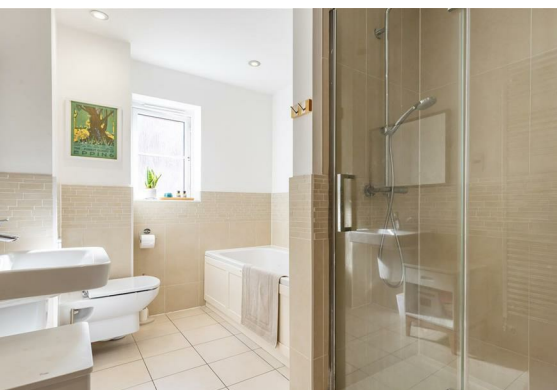
### En-suite Shower Room

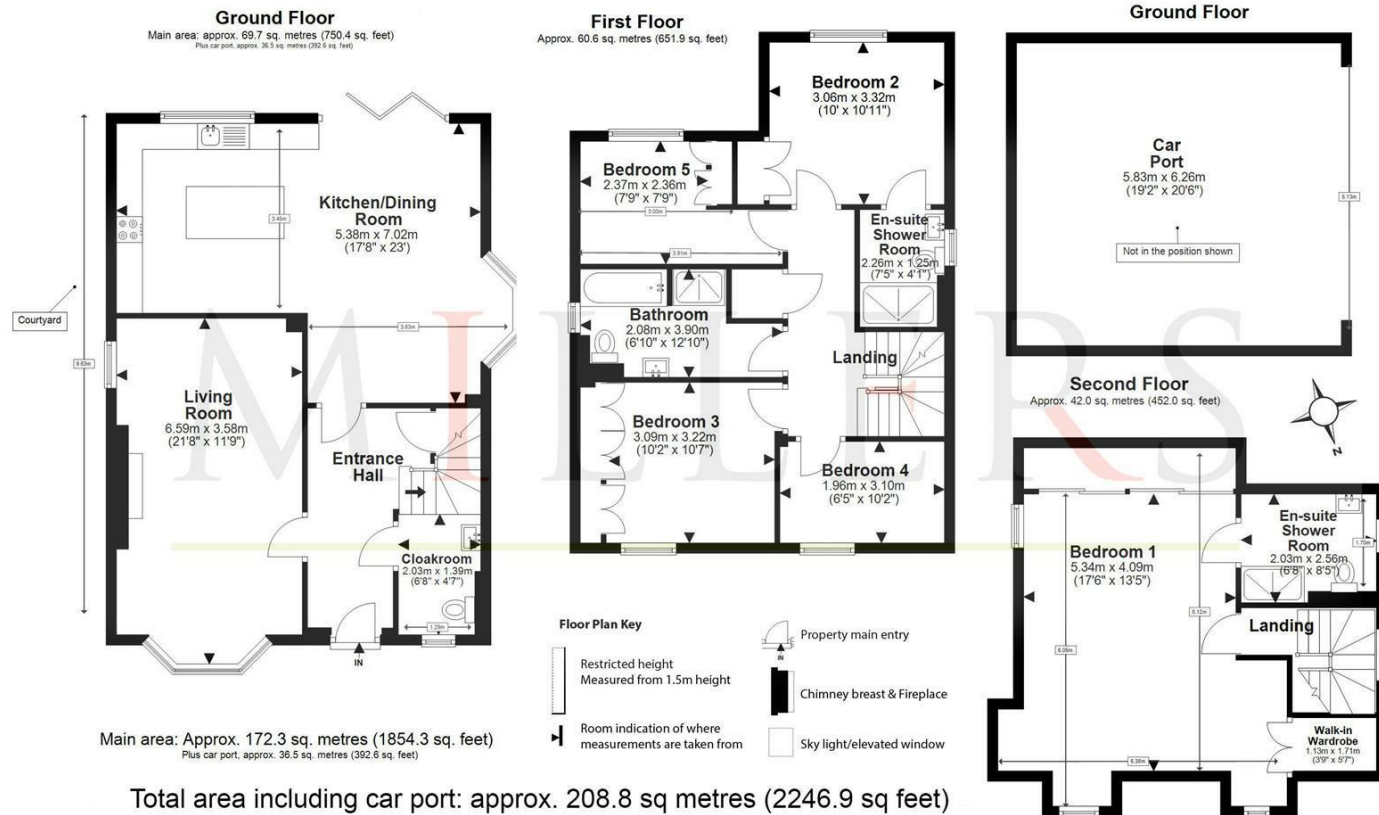
8'5" x 6'5" (2.57m x 1.96m)

## EXTERNAL AREA

### Car Port

20'6" x 19'2" (6.25m x 5.84m)





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) <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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