



Buckingham Road, Epping, CM16 5AG
£875,000

Jenkins
Property

Welcome to Buckingham Road, Epping - a charming location within the award-winning Arboretum development. This delightful 4/5 bedroom family home boasts versatile living accommodation to suit requirements, three bathrooms, and an extended re fitted kitchen that offers spacious open-plan living - perfect for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this property is its Mediterranean-style garden, providing a tranquil outdoor space for you to unwind and enjoy al fresco dining in the fresh air. The subtle LED lighting adds a touch of elegance to the garden, creating a warm and inviting atmosphere during the evenings.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a spacious home to accommodate your growing family, this property offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your new home in the heart of Epping.

- Award winning Arboretum development
- Stunning extended open plan living
- hand built Fitted kitchen by Blackstone
- Integral garage & storage
- Town house with 4 / 5 Bedrooms Two En-suites
- Mediterranean-style landscaped garden with irrigation system
- Extended & remodelled g/f accommodation
- Views to front aspect
- Immaculate condition throughout

close to schools high st & station

Guest cloakroom wc 5'10" x 2'9" (1.79 x 0.86)

Open plan living accomodation 25'7" x 9'10" 27'5" x 15'5" (7.82 x 3.00 8.36 x 4.72)

First floor hallway 10'1" x 6'7" (3.09 x 2.03)

Bedroom 5 or reception room 22'6" x 10'5" (6.86 x 3.20)

Family bathroom 6'8" x 6'2" (2.05 x 1.88)

Bedroom 12'3" x 9'7" (3.74 x 2.93)

Bedroom 8'11" x 7'1" (2.73 x 2.17)

Second floor hallway 6'5" x 5'2" (1.97 x 1.60)

Bedroom 12'11" x 10'8" (3.96 x 3.27)

En-suite 10'0" x 5'5" (3.05 x 1.66)

Bedroom 13'2" x 10'6" (4.03 x 3.21)

En-suite 9'6" x 3'10" (2.91 x 1.19)

Garden

Mediterranean-style landscaped garden with LED strip under seating area to fire pit, and benefits from automatic irrigation system

Agents notes : information from the sellers

The sellers tell us :

Recently (05/2024) exterior facade of building painted with acrylic water proof paint as well as exterior windows treated with existing paint match, stone work cleaned, treated and painted with sandlux Property has hard wire CCTV which records and saves to hard drive and is accessible on application as well as bells, intruder alarm which can be linked to central station, installed and maintained by Essential Security

Entire property has had GU10 spot lights

Replacing outdated and expensive Higgins fittings

Rear garden has circa £5k light fittings installed including LED strip under seating to fire pit area and benefits from automatic irrigation system

All tiles (exterior and interior) are Italian porcelain and cost of total downstairs tiling inc garden is circa £10,000 excluding fitting

Kitchen is hard wood bespoke hand built by Blackstone Kitchens

Fridge Freezer is Fisher and Paykel

Dishwasher and washing machine are integrated

Bosh

Ovens are Mile

Hob is a Bora induction

Tap in kitchen is a Perin and Rowe hot water tap

There is a wet under floor heating system to downstairs extension

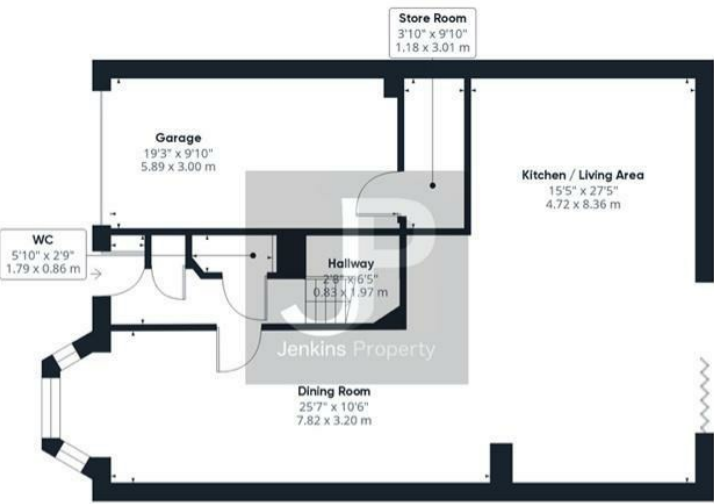
Property and water system is fitted with a Harvey Water Softener machine

House has a Titan HRV10mQ ventilation system service charge TBC

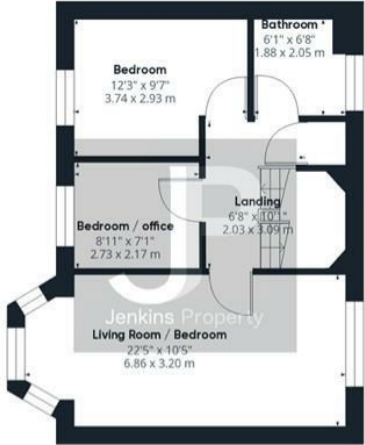
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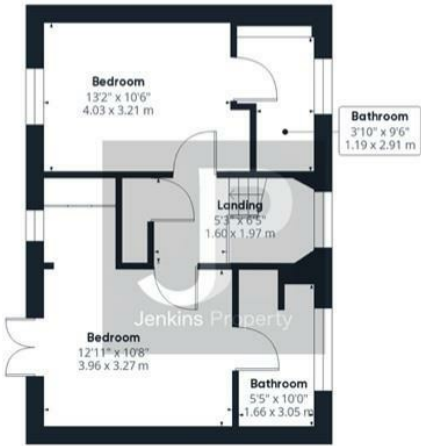




Ground Floor



Floor 1



Floor 2



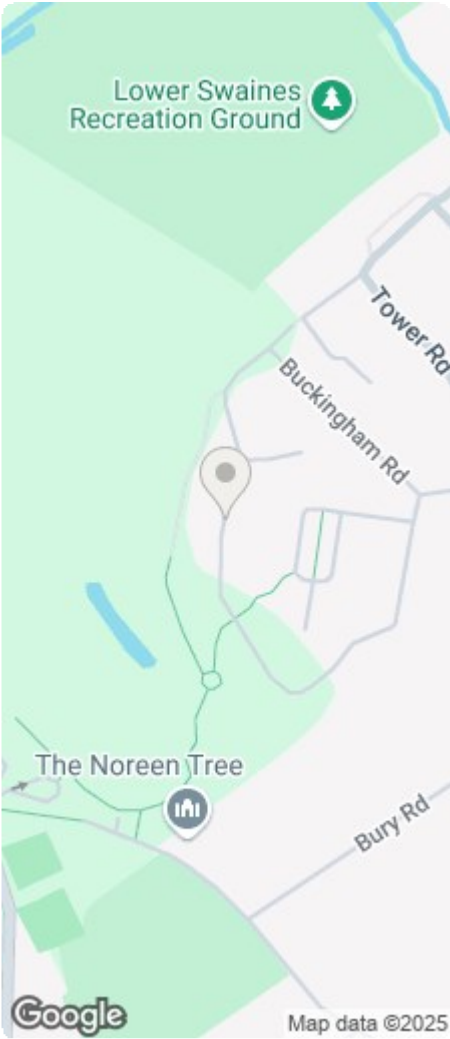
Approximate total area⁽¹⁾
2025.23 ft²
188.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Your energy efficient - lower running costs			Your environmentally friendly - lower CO ₂ emissions		
93-100	A	93	93-100	A	
81-92	B		81-92	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
43-54	E		43-54	E	
31-42	F		31-42	F	
13-30	G		13-30	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

