



Boleyn Row
Epping | Essex | CM16 6FF

FINE & COUNTRY

STEP INSIDE

Boleyn Row

Boleyn Row is a quiet cul-de-sac in one of the more prestigious areas of Epping with uninterrupted views over the picturesque forest. It features a selection of delightful houses including this charming three storey modern family home and at the rear of the house is a garage and a garden room and parking at the front.

The front door opens into hallway with an attractive cloakroom, stairs to the upper floors and a useful understairs cupboard. A superb L-shaped kitchen and dining area features black glossy floor tiles and French doors to the rear garden with full height glazed side panels providing plenty of natural light pouring into the dining area. A raft of modern white units with granite worktops house a variety of integrated appliances including two ovens, a washing machine, dishwasher and provides space for an American style fridge freezer, while a large central island incorporates an electric hob.

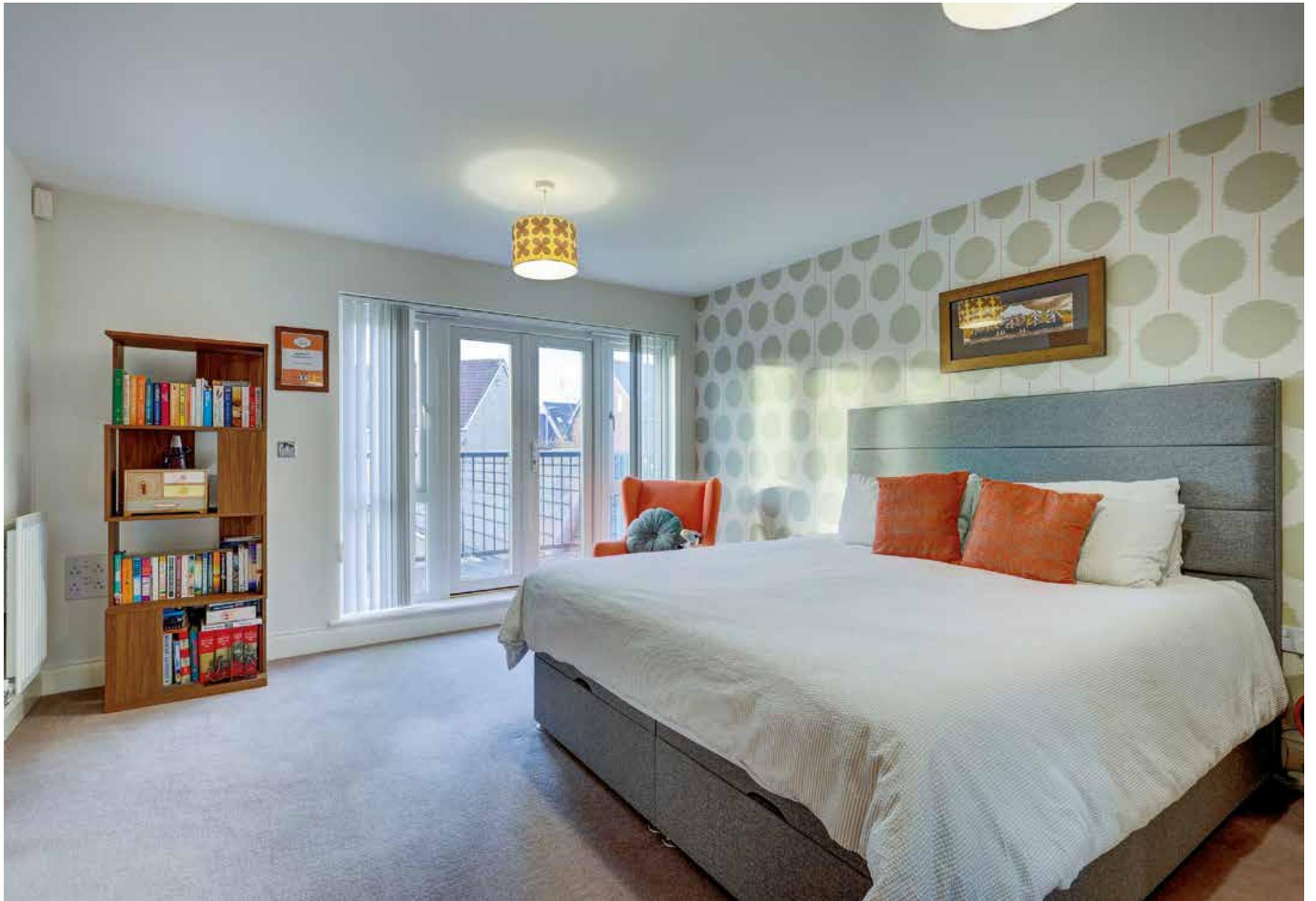
A door from the kitchen opens into a charming snug and is ideal if you want to keep an eye on the children while you are in the kitchen. There are also double doors to the spacious light and bright sitting room with windows featuring views to the forest and, when the double doors are open, it provides a delightful open plan feel.

On the first floor you will find a boiler/airing cupboard, the bathroom and two double bedrooms including one with an en-suite shower room and French doors to a balcony overlooking the rear garden. While on the second floor there are two partially vaulted ceiling double bedrooms with dormer or Velux windows serviced by a shower room with additional storage under the eaves.

Outside the garden room is accessed via a pair of French doors and makes a great additional seating area or would be ideal as an office for anyone working from home who doesn't want to be disturbed by activities in the home. The easy to manage rear garden is primarily laid to lawn with a side path to the garden room and is surrounded by close board fencing and the side of the garage.







SELLER INSIGHT

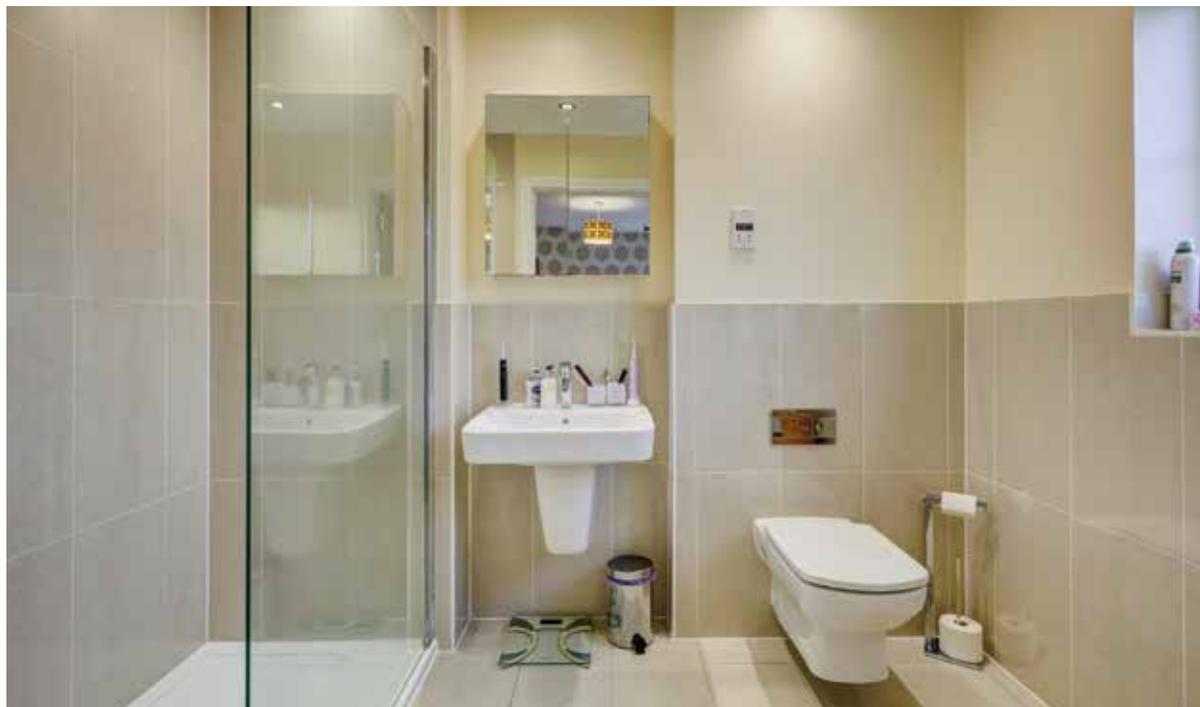
“ We really love the area and the development as it is a quiet and peaceful and, being in a cul-de-sac it is safe for children and pets. We also enjoy having views over the meadow to the forest where we can go for walks or cycle rides. While, at the same time it is very convenient, as the station is only a 20-minute walk with Central Line trains that take approximately 40 minutes to get to Liverpool Street.

Epping includes delightful period properties lining the high street in a Conservation Area, such as the council office with its clock tower and the Gothic Revival water tower. It is famous for its Monday market that has been in existence since the 13th century and has more than 80 different stalls. There is a hospital and surgeries, a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school, while first class independent schools are available in the surrounding area. A brand new leisure centre, with a swimming pool will also be available shortly.

Sporting aficionados can join cricket and football clubs, while golfers can play on the Epping and Theydon Bois Golf Courses or at the Hobbs Cross Golf Centre and equine enthusiasts can enjoy riding in Epping Forest.

We are also not far to Theydon Bois and Loughton and it is only a couple of miles for access to the M25 for Heathrow and Gatwick and the M11 for Stansted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel information

Epping town centre 1.2 miles
 Stansted 16.0 miles
 Canary Wharf 25.3 miles
 Charing Cross 26.1 miles

Healthcare

The Limes Medical Centre, Epping 01992 573838
 High Street Surgery, Epping 01992 5789270
 North Weald Doctors Surgery 01992 524383
 Theydon Bois Surgery 01992 812240
 St Margaret's Hospital 01992 561666

Education

Primary School
 Epping Primary 01992 572408
 Ivy Chimneys Primary 01992 573518
 Epping Upland CofE Primary 01992 572087
 St Andrews Primary, North Weald 01992 522283
 Theydon Bois Primary 01992 813083
 Coopersale Hall Junior (Ind) 01992 577133
 Oaklands School (Ind) 02085 083517
 Saint Nicholas School, Old Harlow (Ind) 01279 429910

Bishop's Stortford College (Ind) 01279 838575
 Felsted School (Ind) 01371 822611
 Secondary School
 Epping St Johns 01992 573028
 West Hatch Highschool, Chigwell 020 8504 8216
 Davenant Foundation School 02085 080404
 Leventhorpe School, Sawbridgeworth 01279 836633
 Coopersale Hall Senior (Ind) 01992 577133
 Oaklands School (Ind) 02085 083517
 Saint Nicholas School 01279 429910
 Bishop's Stortford College 01279 838575
 Felsted School 01371 822611

Entertainment

Pubs and Restaurants
 The George and Dragon, Epping 01992 579493
 Funky Monk Restaurant, Bar & Hotel, Epping 01992 570056
 Quore Matto 01992 676030
 Yakimono 01992 572995
 The Swan 01992 572324
 The Raj 01992 572193
 Piya Bar & Kitchen, Epping 01992 577588

Forest Kitchen, Epping 01992 611993
 The Black Lion, Epping 01992 506939
 The Kings Head, North Weald 01992 525001
 The Blue Boar 01992 812110

Local Attractions / Landmarks

Epping Forest
 North Weald Airfield and Museum
 Epping Ongar, Heritage Railway
 Epping Signalling Museum
 Queen Elizabeth's Hunting Lodge, Chingford
 Lee Valley White Water Centre, Waltham Abbey
 Lee Valley Park Farm



TOTAL: 1879 sq. ft. 174 m²
 GROUND FLOOR: 718 sq. ft. 67 m², FIRST FLOOR: 584 sq. ft. 54 m², SECOND FLOOR: 483 sq. ft. 37 m², GARDEN ROOM: 134 sq. ft. 16 m²,
 EXCLUDED AREAS: GARAGE: 175 sq. ft. 16 m², BALCONY: 77 sq. ft. 7 m²
 Measurements are for General Guidance Only. Actual Layout and Dimensions May Vary. Please Verify Independently.



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Ground Floor

Entrance Hall	
Cloakroom	
Sitting Room	11'3 x 17'3
Dining Area	9'2 x 18'11
Kitchen	9'11 x 13'9
Snug	8'6 x 7'11

First Floor

Landing	
Bedroom 1	12'6 x 18'0
En-Suite Shower Room	
Balcony	
Bedroom 2	11'3 x 12'3
Bathroom	

Second Floor

Landing	
Bedroom 3	11'3 x 13'7
Bedroom 4	11'3 x 11'11
Shower Room	

Outbuilding

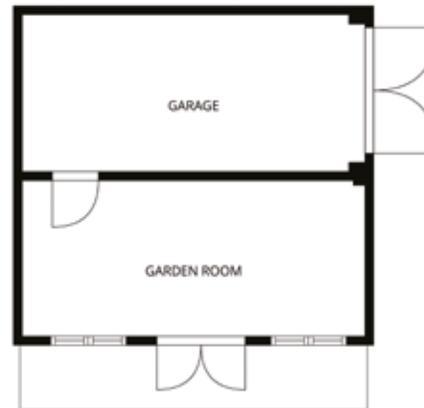
Garage	19'8 x 8'11
Garden Room	19'8 x 8'10

Outside

- Off Street Parking
- Front Garden
- Rear Garden



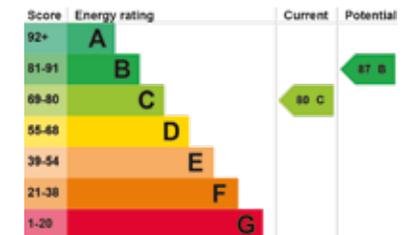
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Guide price £ 825,000

Council Tax Band: F
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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