



**Epping Road, Epping Green**

**Price Range £750,000**



**MILLERS**  
ESTATE AGENTS

**\* PRICE RANGE £750,000 - £775,000 \* STUNNING THROUGHOUT \* SUPERB REAR GARDEN \***

Nestled in the charming village of Epping Green, this exquisite detached house offers a perfect blend of modern living and serene surroundings. Spanning an impressive 1,876 square feet, this immaculate home features three reception areas, along with a superb kitchen/breakfast room providing ample space for both relaxation & entertaining.

Upon entering, you are welcomed by an inviting entrance porch that leads into a bright and open-plan living area. This space includes a dining area, a cosy lounge complete with a feature fireplace, and a snug area that boasts delightful views of the beautifully maintained rear garden. The heart of the home is undoubtedly the stunning kitchen/breakfast room, which is enhanced by a glazed roof, allowing natural light to flood in. The central island and seating area make it an ideal spot for casual dining or morning coffee.

The ground floor also includes a convenient cloakroom, ensuring practicality for family living. Ascending to the first floor, you will find a spacious master bedroom featuring a dressing area and a contemporary en-suite shower room. Additionally, there are two further double bedrooms and a generously sized family bathroom.

The property benefits from an integral garage and two driveways, providing off-street parking for up to four vehicles. The rear garden is a true highlight, showcasing meticulously manicured borders filled with trees, shrubs, and flowers, alongside a stunning lawn and various seating areas perfect for outdoor enjoyment. A charming timber summer house adds to the appeal, while side access enhances convenience.

Situated in a sought-after semi-rural location, this home is close to a popular local school & is just a short bus ride to Central Epping, where you can access the Central Line Epping Station. This property is a wonderful opportunity for those seeking a peaceful yet connected lifestyle in a delightful communi





## GROUND FLOOR

### Living Room

12'2" x 12'6" (3.71m x 3.80m)

### Dining Area

14'8" x 10'10" (4.48m x 3.30m)

### Snug Area

8'0" x 14'6" (2.44m x 4.43m)

### Kitchen Breakfast Room

17'7" x 16'6" (5.35m x 5.03m)

### Cloakroom WC

4'3" x 2'11" (1.30m x 0.89m)

## FIRST FLOOR

### Bedroom One

12'2" x 11'0" (3.71m x 3.35m)

### Dressing Room

7'9" x 10'11" (2.36m x 3.32m)

### En-suite Shower Room

9'8" x 5'3" (2.95m x 1.60m)

### Bedroom Two

10'0" x 10'1" (3.05m x 3.07m)

### Bedroom Three

12'7" x 9'10" (3.83m x 2.99m)

### Family Bathroom

13' x 8'8" (3.96m x 2.64m)

## EXTERNAL AREA

### Garage

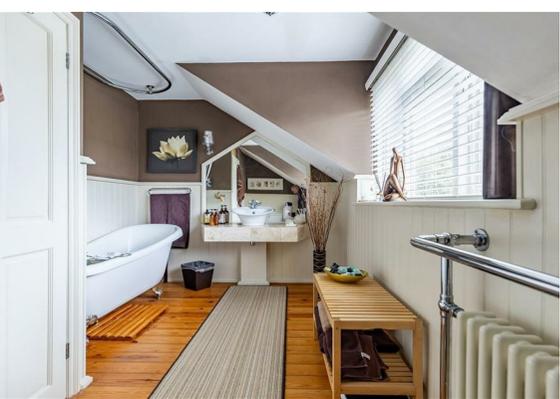
20'1 x 13'1 (6.12m x 3.99m)

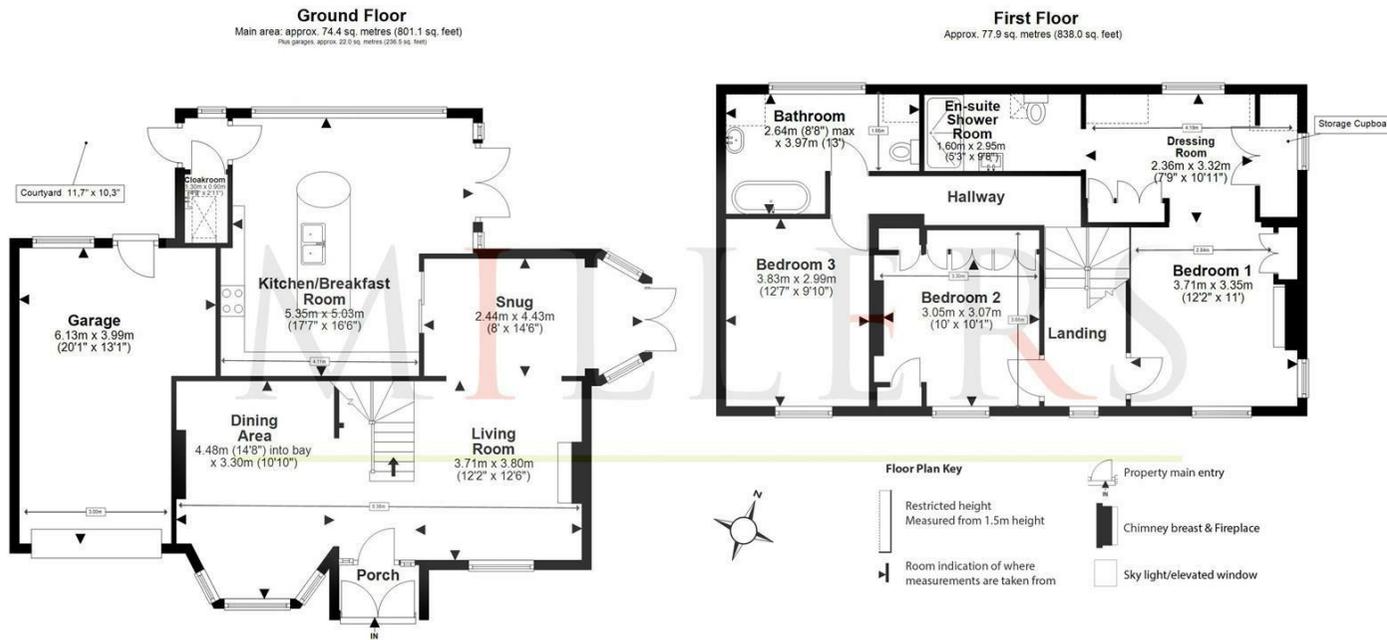
### Courtyard

11'7" x 10'3" (3.53m x 3.12m)

### Rear Garden

50' x 39' (15.24m x 11.89m)





Main area: Approx. 152.3 sq. metres (1639.1 sq. feet)  
Plus garages, approx. 22.0 sq. metres (236.5 sq. feet)

Total area including garage : approx. 174.3 sq metres (1875.6 sq feet)

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.