



**FISHER**  
ESTATES

Boleyn Row, Epping, CM16

£1,000,000

 5  3  2



- Stylish contemporary detached home arranged over three floors
- Spacious kitchen / diner / family area with central island and garden views
- Zoned heating with separate thermostats to upper floors
- Walk-in storage room currently used as a music studio
- Private garden with porcelain patio and potential to extend (STPP)
- Lounge with bay window and feature fireplace
- Underfloor heating throughout the ground floor
- Five well-proportioned bedrooms, including a full top-floor principal suite
- Three well-appointed bathrooms, including two en-suites
- Double carport, countryside views and close proximity to shops, restaurants and the Underground



A beautifully finished, contemporary detached home arranged over three thoughtfully designed floors, offering a bright lounge and an impressive kitchen / diner / family space ideal for modern living. With five well-proportioned bedrooms, three bathrooms, underfloor heating to the ground floor and zoned heating throughout, this home balances comfort, flexibility and lifestyle. Set in a semi-rural position overlooking countryside and woodland – where deer are often seen – yet close to shops, restaurants and the Underground, it offers the best of both worlds.



### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient – lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient – higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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