



**Buckingham Road, Epping**  
**Asking Price £850,000**



**MILLERS**  
ESTATE AGENTS

\* MODERN SEMI DETACHED \* 2024 SQ FT VOLUME \*  
VIEWS OVER OPEN FIELDS \* TWO MASTER  
BEDROOMS WITH EN-SUITES \* CLOSE TO HIGH  
STREET AND STATION \* IMMACULATE  
THROUGHOUT \*

We are pleased to offer this well presented semi detached family residence with accommodation arranged over three floors. Beautifully finished to the highest specification the accommodation offers five-bedrooms, two reception rooms, three bath/shower rooms, off street parking and views across open fields.

The spacious accommodation comprises an entrance hall leading to a guest WC. There is an open plan high gloss kitchen dining room, the kitchen comprises a range of fitted units which feature granite working surfaces / breakfast bar and integrated appliances, plus a matching utility room area just off the kitchen. A fabulous extension provides a bold and bright living room with ceramic flooring and doors to the rear garden. On the first floor there is a spacious light and airy third bedroom (currently used as a reception/play room) which benefits from a dual aspect and overlooks the open fields to the front. In addition on this floor are bedrooms four and five and the modern family bathroom with fully tiled suite finished beautifully in white with contrasting Grey tiles and faces to the rear. The second floor landing leads to the master bedroom enjoying a dressing area with French doors to balcony and contemporary en-suite shower room. A second master bedroom two also has an en-suite shower room. Outside to the front is a pretty garden with flowers and shrubs, a block paved driveway for off street parking leading to a integral single garage. The rear garden has a patio area and is mainly laid to lawn.

Situated in the popular development of Arboretum, Tower Road - which is conveniently situated within easy reach of the High Street with its vast array of shops, restaurants and bars. Epping Central Line Station is also a short walk away.





## GROUND FLOOR

### Entrance Hall

### Cloakroom

6'7 x 2'10 (2.01m x 0.86m)

### Kitchen/Dining Room

28'8" x 10'7" (8.74m x 3.23m)

### Utility Area

5'10" x 5'3" (1.77m x 1.59m)

### Vaulted Living Room

13'9" x 18'4" (4.19m x 5.59m)

## FIRST FLOOR

### Bedroom Three

22'2" x 10'8" (6.75m x 3.26m)

### Bedroom Four

12'4" x 9'8" (3.76m x 2.95m)

### Bedroom Five

9'1" x 7'2" (2.78m x 2.18m)

### Bathroom

6'10 x 6'2 (2.08m x 1.88m)

## SECOND FLOOR

### Bedroom One

13'0" x 10'10" (3.96m x 3.31m)

### Dressing Area

4'8" x 5'1" (1.42m x 1.56m)

### Balcony

2'2" x 4'11" (0.66m x 1.51m)

### En-suite Bathroom

10'9 x 5'5 (3.28m x 1.65m)

### Bedroom 2

14'10" x 10'8" (4.53m x 3.26m)

### En-suite Shower Room

9'6 x 5'4 (2.90m x 1.63m)

### Garage

24' x 10' (7.32m x 3.05m)

### Front Garden

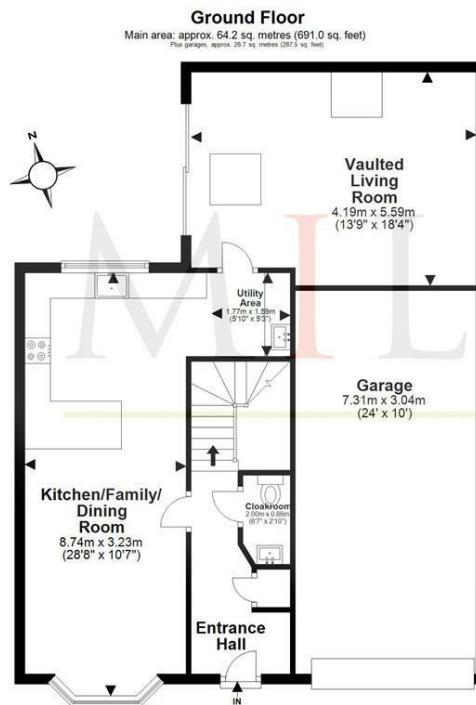
### Block Paved Driveway

### Rear Garden

28'9 x 24'9 (8.76m x 7.54m)

### Courtyard Patio

13'11 x 10 (4.24m x 3.05m)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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