



**Woodberry Down, Epping**  
**Price Guide £800,000**



**MILLERS**  
ESTATE AGENTS

\* EXTENDED HOME \* SEMI DETACHED \*  
 FOUR BEDROOMS \* GARAGE/GYMNASIUM \*  
 TWO BATHROOMS \* LANDSCAPED GARDEN  
 \* PAVED FRONT GARDEN \* OPEN PLAN  
 LIVING AREA \* STUNNING CONDITION \*  
 ARRANGED OVER THREE FLOORS \*

Situated on the sought-after residential street of Woodberry Down in Epping, this extended and refurbished semi-detached house blends modern features with traditional comfort. Four spacious bedrooms accommodate a growing family, while two bathrooms enhance daily convenience. The property has been extended to the rear and had its loft converted making full use of its available space.

The modern open-plan living space includes dedicated areas for relaxation, dining and cooking. The updated kitchen integrates seamlessly with the living and dining areas, creating a welcoming and versatile environment for both everyday living and entertaining. The attached garage has been converted into a gymnasium with additional storage and off-street parking is available on the block paved driveway. This home is ideal for those who appreciate modern design and practical living. Its excellent location and spacious layout make it an outstanding choice in this popular area. Don't miss the opportunity to make it yours.

Woodberry Down is located within 800 meters of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Entrance Hall

### Living Room

12'11" x 11'1" (3.94m x 3.38m)

### Dining Room

13'10" x 13'5" (4.21m x 4.09m)

### Kitchen

10'11" x 16'10" (3.34m x 5.13m)

### Cloakroom

5'2" x 3'6" (1.57m x 1.07m)

## FIRST FLOOR

### Bathroom

7'1" x 6'1" (2.16m x 1.85m)

### Bedroom Two

11'11" x 10'6" (3.64m x 3.19m)

### Bedroom Three

12'0" x 10'6" (3.65m x 3.19m)

### Bedroom Four

8'3" x 6'2" (2.52m x 1.87m)

## SECOND FLOOR

### Bedroom One

10'4" x 8'11" (3.15m x 2.72m)

### En-suite Wet Room

6'11" x 5'1" (2.11m x 1.55m)

### Dressing Room

8'0" x 10'1" (2.45m x 3.08m)

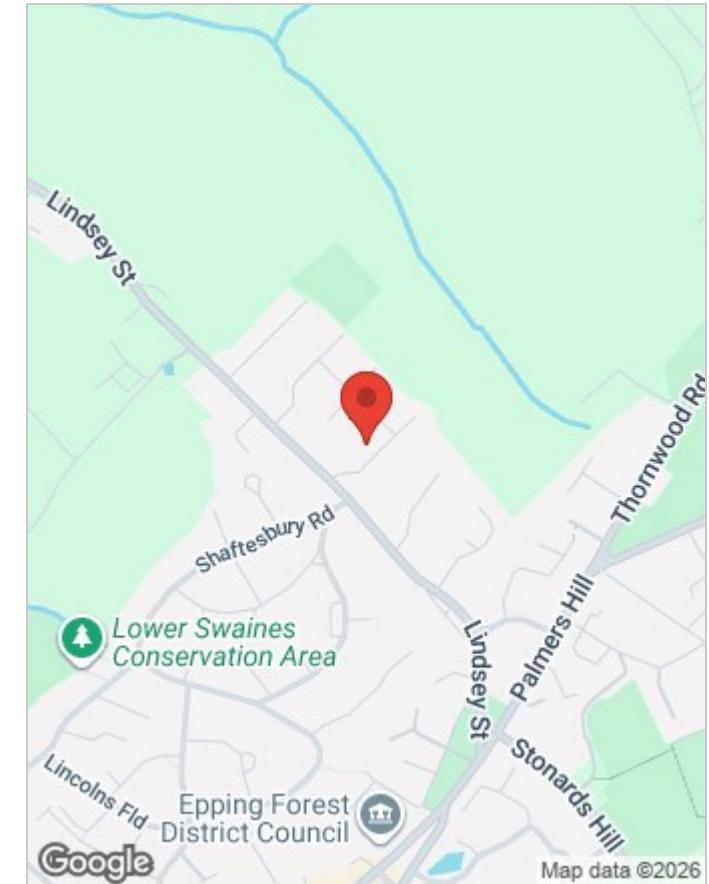
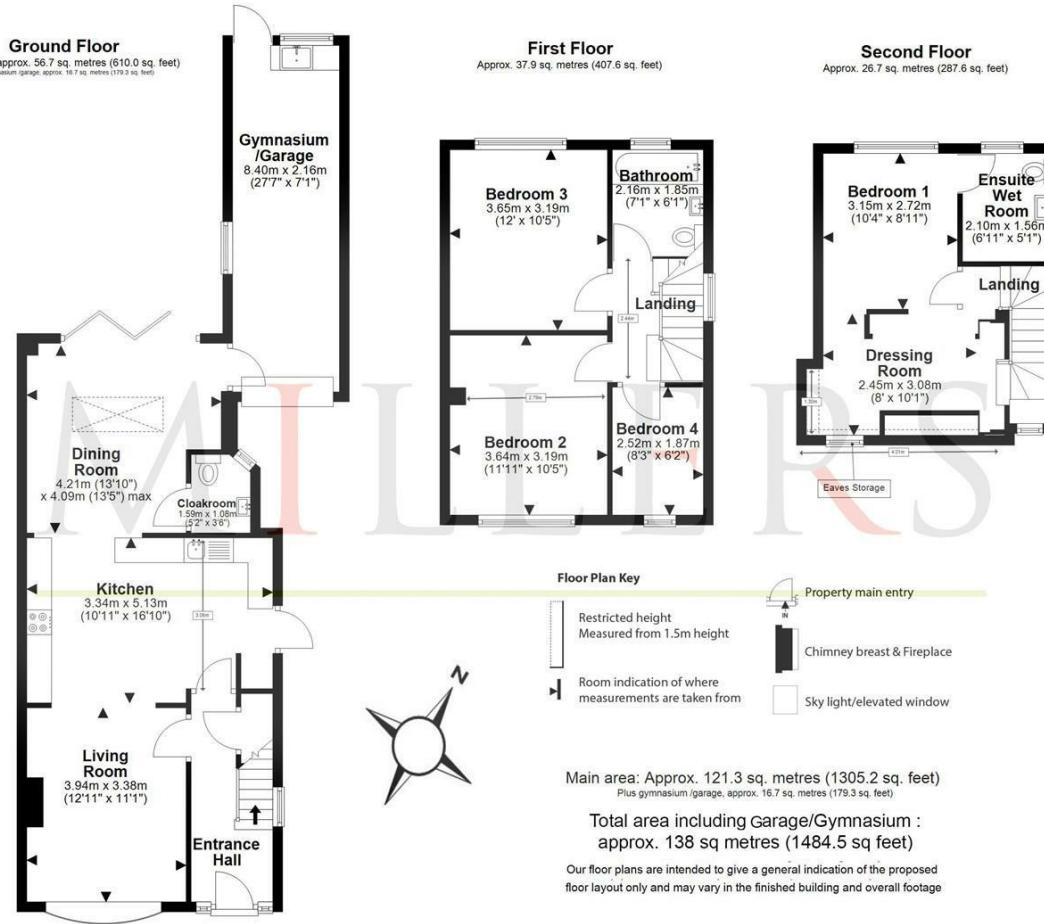
## EXTERNAL AREA

### Gymnasium Garage

27'7" x 7'1" (8.41m x 2.16m)

### Rear Garden

55'9" x 23'4" (16.99m x 7.11m)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(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

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: [sales@millersepping.co.uk](mailto:sales@millersepping.co.uk)

[www.millersepping.co.uk](http://www.millersepping.co.uk)