



Wood Mead, Epping

Price Guide £725,000- £750,000



MILLERS
ESTATE AGENTS

Nestled in the tranquil cul-de-sac of Wood Mead, Epping, this stunning semi-detached home exudes character and charm. Spanning an impressive 1,450 square feet, the property has been meticulously remodelled and refurbished to a high standard by the current owners, making it a perfect blend of modern living and traditional elegance.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway, complete with a convenient ground floor cloakroom. The fabulous lounge features a striking ornamental fireplace, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the open-plan family area, which boasts a contemporary kitchen equipped with a central island and integrated appliances. This space seamlessly flows into a dining and TV area, enhanced by a glorious skylight with doors and windows that open out to the rear garden, perfect for entertaining or enjoying family time.

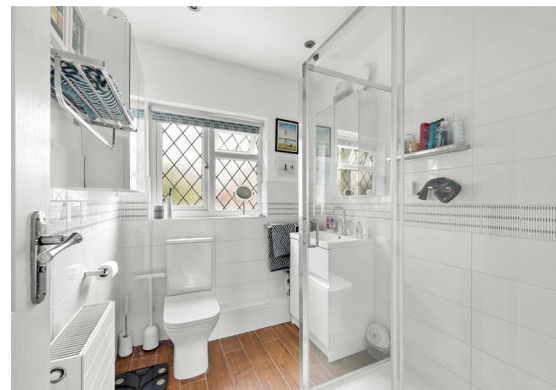
The first floor hosts a wonderful master bedroom, complete with built-in wardrobes and matching units, alongside a further double bedroom that also features built-in storage. A good-sized third bedroom and a contemporary shower room complete this level, providing ample space for family or guests.

The exterior of the property is equally impressive, with a block-paved front garden allowing off-street parking, bordered shrub hedges. A sideways leads to a detached garage, which has been thoughtfully converted into two separate areas, providing an ideal office space and additional storage.

The rear garden is a true oasis, featuring a patio area perfect for al fresco dining, a well-maintained lawn, and established trees, shrubs, and flower borders. With two additional seating areas, this garden is perfect for relaxation and enjoying the outdoors, complemented by a timber garden shed for extra storage.

This exceptional property offers a harmonious blend of comfort, style, and practicality, making it an ideal family home in a sought after area.





GROUND FLOOR

Entrance Hall

Ground Floor Cloakroom

Lounge

15'1 x 12'10 (4.60m x 3.91m)

Kitchen / Family Room

25'3 x 19'8 (7.70m x 5.99m)

FIRST FLOOR

Bedroom One

16'1 x 13'5 (4.90m x 4.09m)

Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

Bedroom Three

9'2 x 8'2 (2.79m x 2.49m)

Shower Room

7'7 x 5'11 (2.31m x 1.80m)

EXTERNAL AREA

Rear Garden

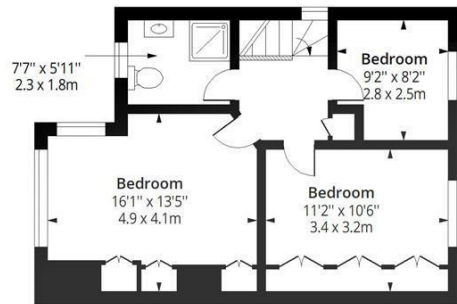
59'1 x 26'3 (18.01m x 8.00m)

Garage / Storage

11'6 x 8'2 (3.51m x 2.49m)

Office

7'10 x 7'7 (2.39m x 2.31m)



First Floor

Floor Area 512 Sq Ft - 47.56 Sq M



Ground Floor

Floor Area 783 Sq Ft - 72.74 Sq M



Woodmeads CM16

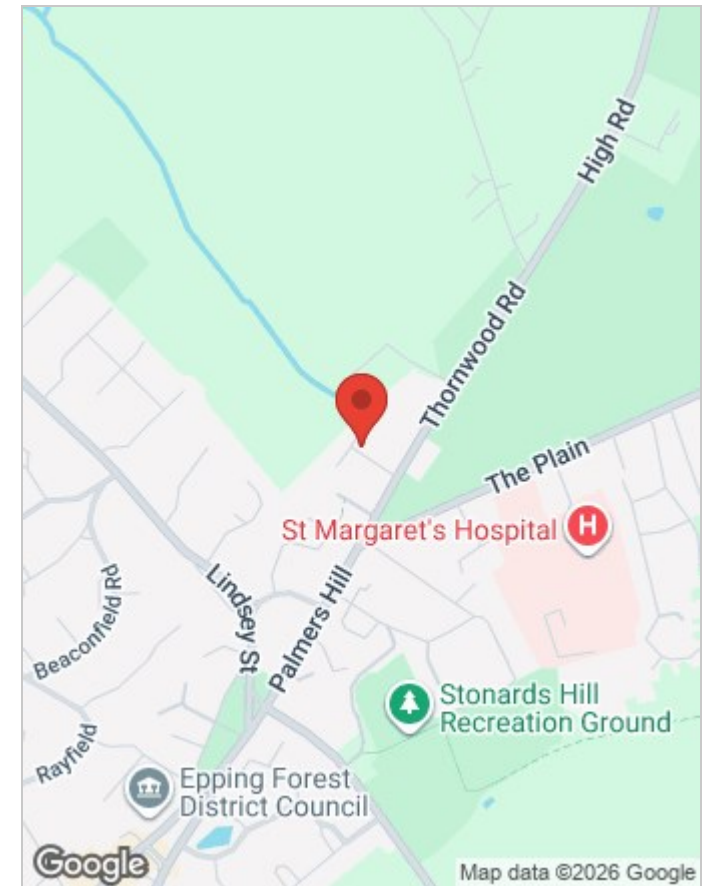
Approx. Gross Internal Area 1295 Sq Ft - 120.31 Sq M

Approx. Gross Garage/ Storage/ Office Area 155 Sq Ft - 14.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 7/8/2026



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.

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