



**Woodland Grove, Epping**  
**Guide Price £335,000**



**MILLERS**  
ESTATE AGENTS

\* TWO DOUBLE BEDROOMS \* SECOND FLOOR  
APARTMENT \* STUNNING CONDITION \* 300  
METERS TO STATION \* BEAUTIFULLY REFURBISHED  
THROUGHOUT \* ALLOCATED PERMIT PARKING \*  
SECURE ENTRY SYSTEM \*

Step into this contemporary, beautifully finished apartment, where every detail has been thoughtfully refurbished throughout the entire block. Enjoy a sleek, fully equipped kitchen, a stylish three-piece shower room, modern uPVC windows, and elegant spot lighting. Perfectly positioned for city commuters, it is just a short 300 meter stroll to Epping Station. The property also offers the convenience of allocated parking, with extra spaces available for your guests.

The welcoming front door opens into an inviting entrance hall, leading you to a stunning open-plan living and dining area and a modern, fully fitted kitchen with sleek wall and base units and integrated appliances. Two spacious double bedrooms provide comfort and tranquility, while the newly installed shower room boasts a luxurious three-piece suite finished in crisp white.

Woodland Grove is a thoughtfully designed development of modern apartments, offering residents a wealth of benefits. Enjoy beautifully maintained communal gardens with lush lawns, vibrant shrubs, and colorful flower borders. Dedicated parking areas feature clearly marked spaces and helpful maps in the hallways, ensuring convenience for both residents and visitors. Secure entry phone systems provide peace of mind, while well-organized communal refuse areas make daily living effortless.

Epping, a popular and historic market town, offers a unique blend of charm and desirability. Its bustling High Street is lined with an array of shops, lively bars, cozy cafes, inviting restaurants, and traditional public houses. Residents enjoy easy access to the station for swift connections to London, as well as scenic walks to open countryside and rolling farmland.





## SECOND FLOOR

### Entrance Hall

### Lounge Dining Room

16'2" x 10'10" (4.93m x 3.30m)

### Kitchen

10'4" x 6'0" (3.15m x 1.83m)

### Bedroom One

15'4" x 8'2" (4.67m x 2.49m)

### Bedroom Two

5'6" x 6'0" (1.68m x 1.83m)

### Bathroom

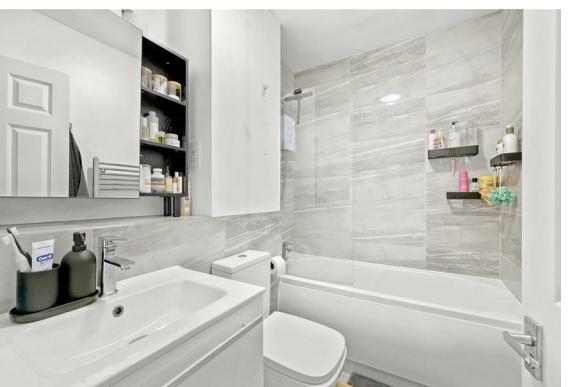
5'4" x 7'5" (1.63m x 2.26m)

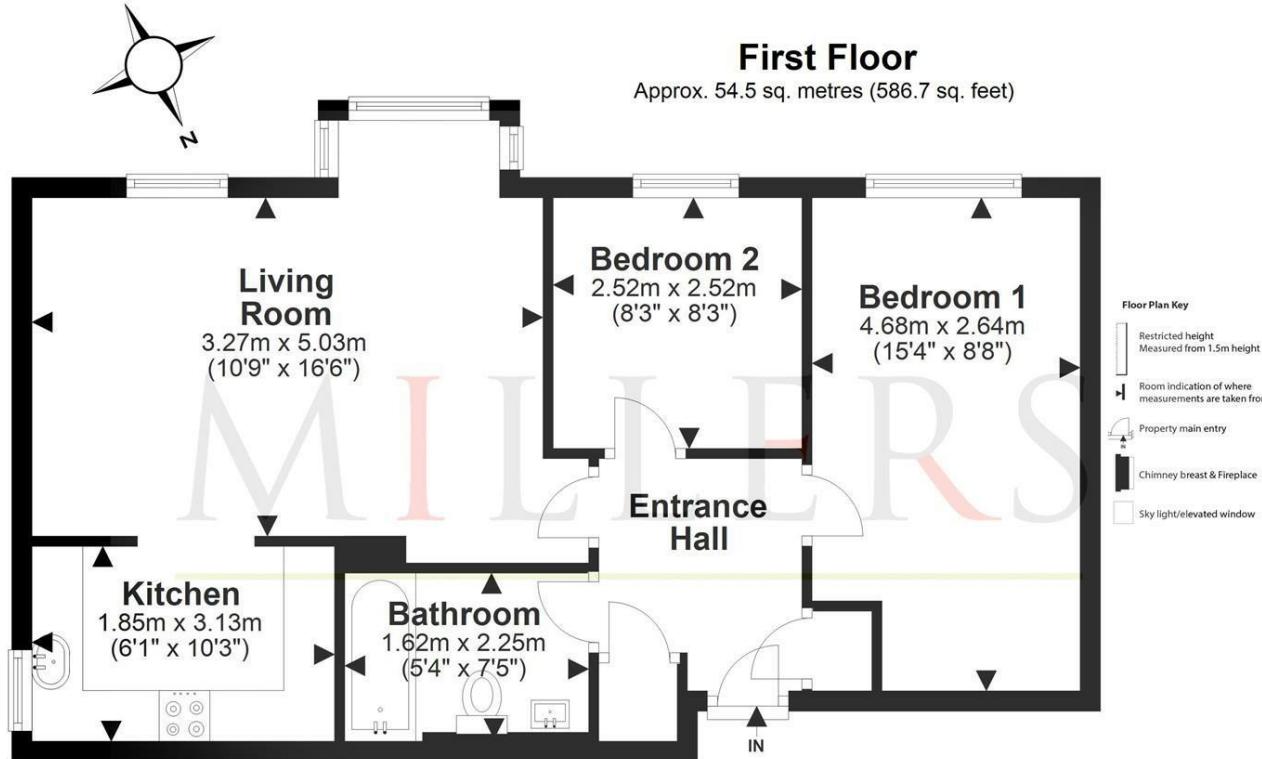
### EXTERNAL AREA



### Allocated Parking

### Communal Gardens





**Total area: approx. 54.5 sq. metres (586.7 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

## 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		Environmental Impact (CO <sub>2</sub> ) 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
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)