



Hammond
& Smith

Buckingham Road, Epping, CM16

£1,200,000 Guide Price

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Property Description

Superbly spacious, modern, fresh and inviting, this six bedroom family home has it all. Located in Buckingham Road within Epping's sought after Arboretum development, this is a captivating place to live and call home.

Enriched with stylish touches throughout, every element of this beautiful and expansive three storey family home has been thoughtfully designed. With its colonial style exterior, from the front you're blessed with an abundance of character and charm. Double fronted with off road parking and smart iron railings, this is a home you will be proud to come home to.

Inside you'll find a cohesive flow of sleek and spacious rooms, each embellished with beautifully appointed fixtures and fittings. Stepping into the large entrance hall, you'll find the living room to your left. We love the bespoke fitted bookcase, feature fireplace and vaulted skylight. From here, pull the large bifold doors back and let the sun shine through. Across the hall your polished kitchen awaits. Full of sleek fitted units and integrated appliances, you're all set to simply unpack. Pop the kettle on, pull up a chair and be welcomed home. We love the size of this room, with its separate utility keeping laundry goods neatly tidied away, and plenty of space for a dining table or sofa area - creating the perfect open-plan family room. Completing the ground floor you'll find the WC.

Heading upstairs, on the first floor you'll find two superbly spacious bedrooms each with their own en-suites and access on to a balcony. The master of the two is a bedroom of dreams with walk-in wardrobes and en-suite bathroom with shower and soak worthy tub. Up on the third floor a further four bedrooms await. The largest of the four provides another en-suite shower room - blessed with so much choice, there wont be any room selection squabbling here! Completing the top floor is the family bathroom.



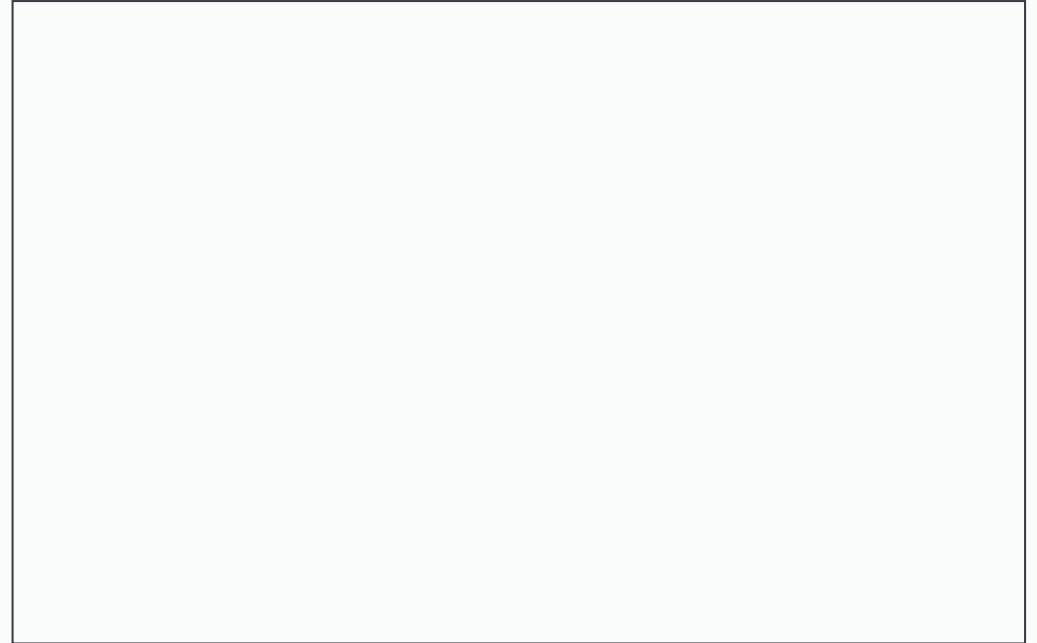
Outside, the south/westerly facing garden is a beautifully private oasis with low maintenance landscaping, lawn and patio areas. Think summer garden parties with all the family - this home is made for this! What's more, from here you have access to the garage - perhaps an ideal man-cave, home office, or simply just for storage, it's a great space.

Offering a slice of peace within the desirable locale of Epping, this is a neighbourhood that has it all. With fantastic local walks including Lower Swaines and Epping Forest; close proximity to Epping Primary and St Johns Schools; along with the historic High Street less than 10 minutes walk away and offering a variety of shops including Church's Butchers, an M&S Food Hall, Tesco and Gails Bakery to name a few. With the London Underground Central Line being only 0.7 miles away and whisking you into the city within twenty minutes, this is a place you will never want to leave.

EPC Rating: B

Key Features

- ✓ SIX BEDROOM FAMILY HOME
- ✓ GARAGE & OFF ROAD PARKING
- ✓ CLOSE TO EPPING HIGH STREET
- ✓ MODERN SPACIOUS KITCHEN/ DINER
- ✓ LANDSCAPED REAR GARDEN
- ✓ UTILITY ROOM
- ✓ THREE EN-SUITES AND A FAMILY BATHROOM
- ✓ SHORT WALK TO LOCAL SCHOOLS
- ✓ WALKING DISTANCE TO EPPING STATION



Rooms

Entrance Hall

13' 5" x 4' 1" (4.1m x 1.24m)

Wc

5' 3" x 2' 9" (1.59m x 0.84m)

Lounge

24' 1" x 12' 2" (7.34m x 3.7m)

Snug/ Family Area

12' 6" x 8' 2" (3.8m x 2.5m)

Kitchen/ Diner

32' 5" x 9' 11" (9.88m x 3.02m)

Utility Room

7' 4" x 5' 7" (2.24m x 1.71m)

First Floor

Master Bedroom

13' 3" x 10' 2" (4.04m x 3.09m)

Walk-in Wardrobe

5' 7" x 6' 11" (1.71m x 2.1m)

En-suite Bathroom

5' 6" x 11' 10" (1.68m x 3.6m)

Bedroom Two

14' 9" x 9' 11" (4.5m x 3.01m)

En-suite Shower Room

Top Floor

Bedroom Three

13' 3" x 10' 6" (4.04m x 3.21m)

En-suite Shower Room

5' 6" x 4' 8" (1.67m x 1.43m)

Bedroom Four

12' 3" x 10' 3" (3.73m x 3.13m)

Bedroom Five

10' 6" x 8' 9" (3.2m x 2.66m)

Bedroom Six

9' 11" x 6' 6" (3.02m x 1.98m)

Family Bathroom

6' 5" x 5' 12" (1.95m x 1.82m)

External Areas

Garden

South East Facing

Garage

Single Garage

Garage Measures Approx 2.8m x 5.8m

Off Road

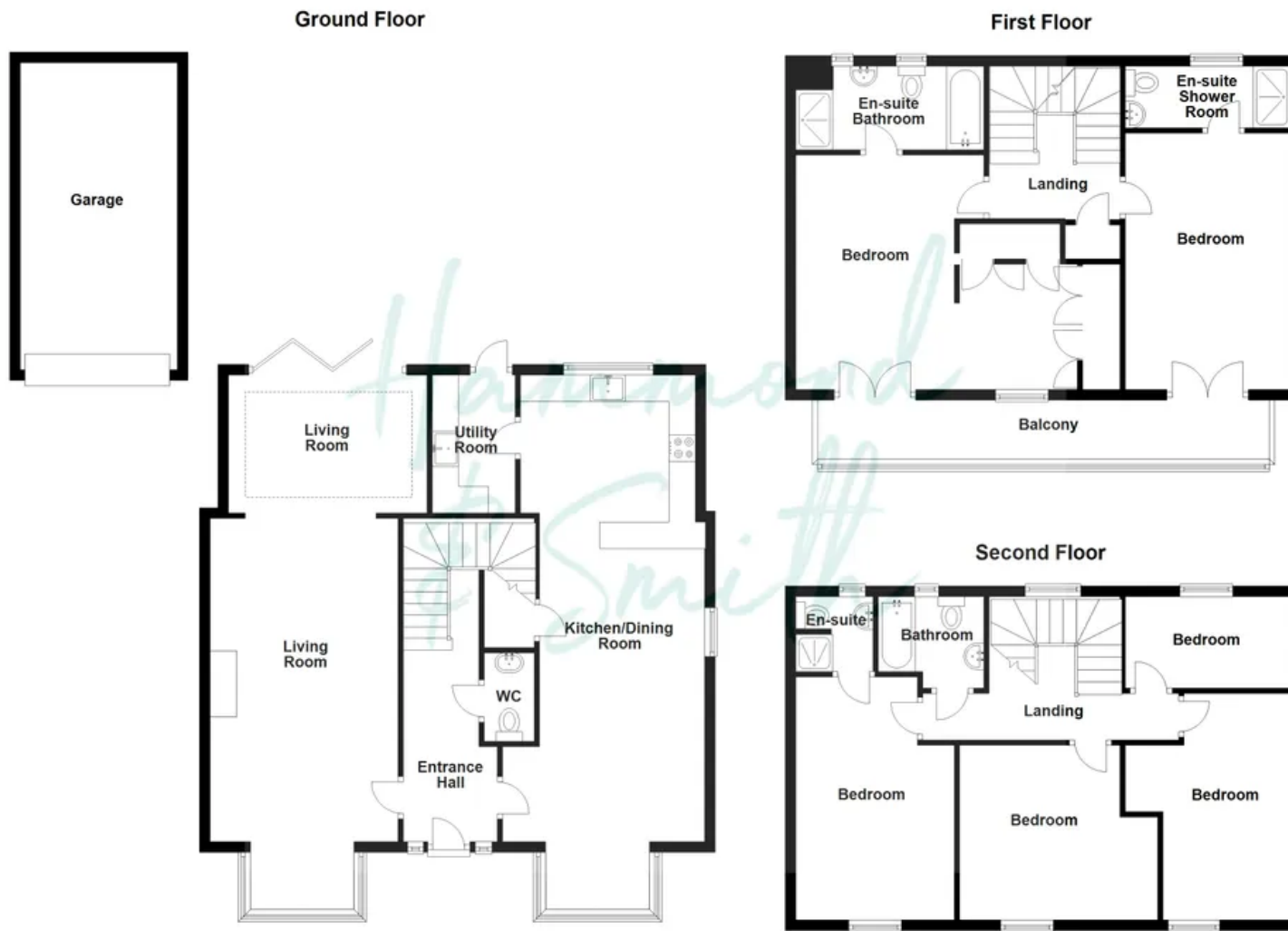
2 Parking Spaces







All



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Hammond & Smith

01992 919 007

hello@hammondandsmith.co.uk

