



P R I M E R E S I D E N T I A L

P R E S E N T S

Buckingham Road, Epping



elliott **E | J** james

PRIME RESIDENTIAL

Buckingham Road, Epping



This well presented six-bedroom family home, impeccably finished to the highest standards, situated within the prestigious and contemporary "Arboretum" development. This beautifully designed residence exudes elegance, with a light and sophisticated interior that enhances its generous proportions. Arranged over three floors, the property offers an outstanding living experience, combining luxury with modern practicality.

The ground floor features an impressive living room with a part-vaulted ceiling and bi-folding doors that open onto the rear garden, creating a seamless indoor-outdoor connection. The space is complemented by feature wooden flooring and a charming fireplace. The central reception hallway leads to a stunning open-plan kitchen and family room, incorporating a stylish dining area. The high-specification kitchen is fitted with sleek high-gloss cabinetry, striking granite work surfaces, and premium integrated Siemens appliances. A matching utility room and a convenient cloakroom WC complete the ground floor accommodation.

On the first floor, the beautifully appointed principal suite boasts a dedicated dressing area with bespoke fitted wardrobes and a luxurious en-suite bathroom. The second bedroom, equally well-appointed, benefits from an en-suite shower room, finished to an impeccable standard. Both rooms enjoy access to a full-width veranda via elegant French doors, adding an extra touch of grandeur. The second floor comprises four additional bedrooms, one of which includes an en-suite shower room, while the remaining rooms are served by a fully tiled family bathroom suite.

The property is approached via an enclosed front garden with elegant iron railings, enhancing its kerb appeal. To the side, the private driveway provides parking for two to three vehicles. The landscaped rear garden features an extended paved patio terrace, ideal for outdoor entertaining, alongside a low-maintenance lawn.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2290.00 sq ft	Type House - Detached	Style New Home
Bedrooms 6	Receptions 2	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G

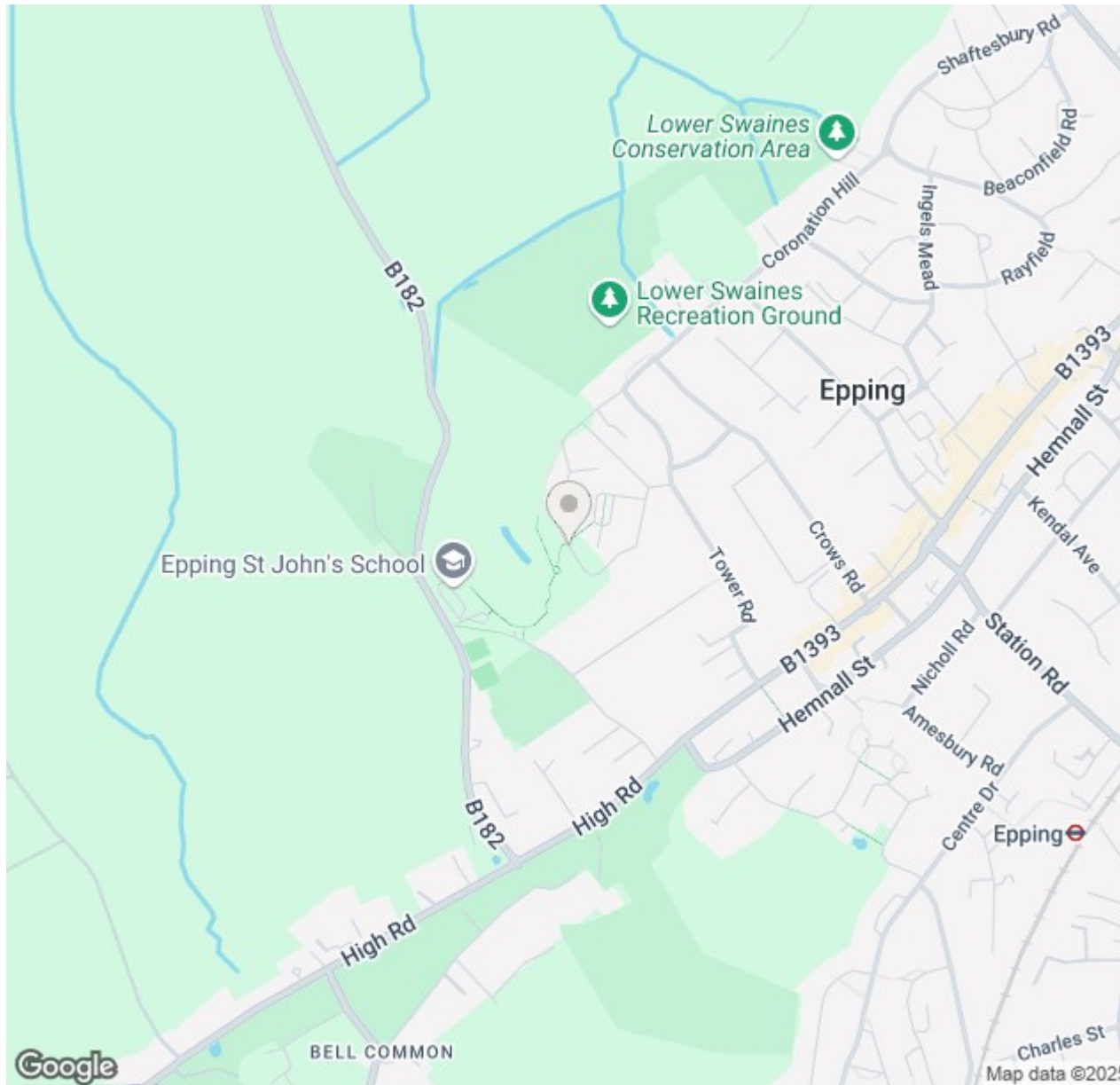
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 914 SQ FT, 85 m², FIRST FLOOR: 592 SQ FT, 55 m², SECOND FLOOR: 592 SQ FT, 55 m²
 EXCLUDED AREAS: HOME OFFICE: 96 SQ FT, 9 m², HOME GYM: 96 SQ FT, 9 m²
 TOTAL: 2098 SQ FT, 195 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		83	90
(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	

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