



Purlieu Way, Epping, CM16

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**Guide Price £1,175,000 -  
£1,200,000**

**Welcome to this beautifully  
presented family home on  
Purlieu Way, offering a  
perfect balance of modern  
living and practical design.**

- Semi Detached Family Home
- Four Bedrooms
- Spacious Kitchen/Dining
- Well Presented Throughout
- Utility/Garage/Study
- Off Street Parking

**Freehold**

Upon entering, you are greeted by a welcoming hallway that leads into a bright and spacious living room, ideal for relaxing with family. At the heart of the home is a stunning open-plan kitchen, dining, and living space. Flooded with natural light, this impressive area provides the perfect setting for both everyday living and entertaining, with direct access to the garden. A separate utility room, study, and guest cloakroom add further convenience, while internal access to the garage enhances practicality.

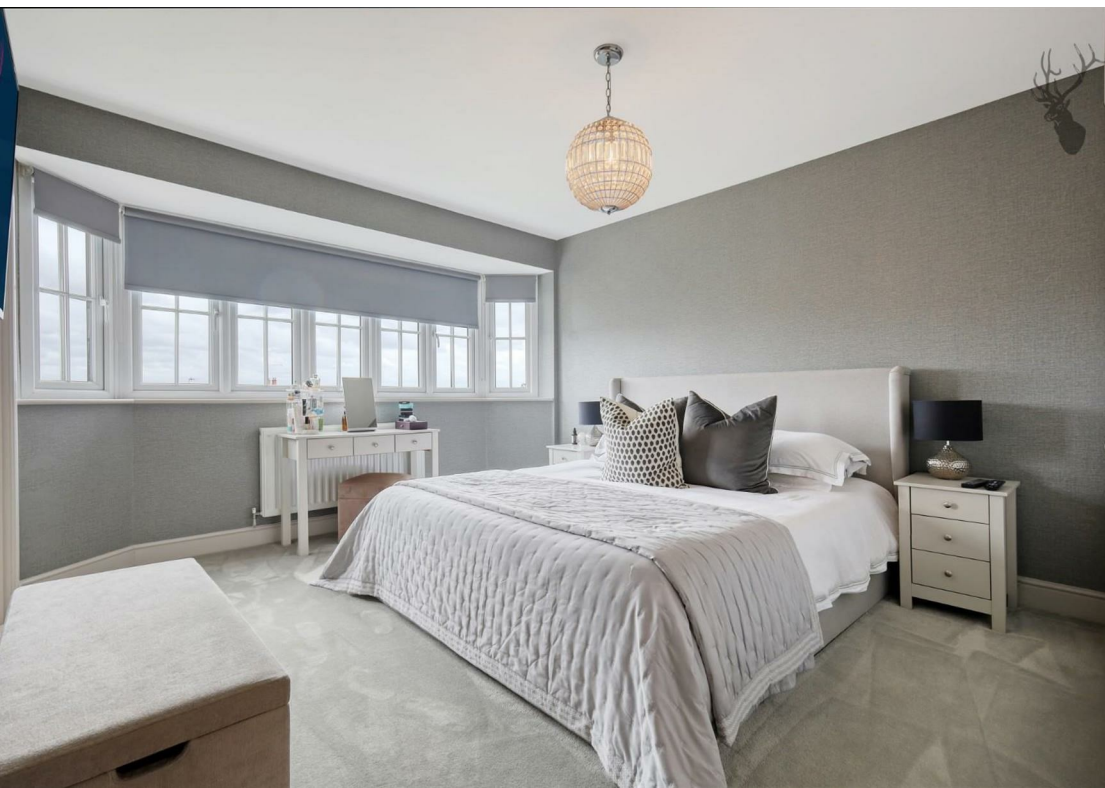
Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining rooms are served by a stylish family bathroom. The layout offers excellent flexibility for families, guests, or working from home.

Situated in a sought-after residential area, Purlieu Way is close to well-regarded schools, local shops, and everyday amenities. The property is within easy reach of green spaces and parks, making it ideal for outdoor activities. Excellent transport links ensure convenient access to nearby towns and the city, while the surrounding community offers a safe and welcoming environment.

This home is a perfect opportunity for families seeking space, comfort, and convenience in a highly desirable location.







## Purlieu Way

Approx. Gross Internal Area 150.8 Sq M ( 1623.4 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.