

**Regent Road, Epping**

**Offers Over £850,000**

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MILLERS

ESTATE AGENTS

Nestled on the sought-after Regent Road in Epping, this semi-detached family home presents an exciting opportunity for those looking to create their dream residence. Spanning an impressive 1,623 square feet, the property boasts a welcoming entrance hallway that leads into an open-plan lounge and dining area, complete with a charming feature fireplace and French doors that open out to the rear garden, allowing for a seamless blend of indoor and outdoor living.

The ground floor also features a breakfast area that descends into a functional kitchen, alongside an inner hallway that provides access to a spacious utility room and a convenient cloakroom with WC. This layout is perfect for family life and entertaining guests.

Venturing upstairs, you will find a landing equipped with two built-in cupboards for ample storage. The first floor comprises four generously sized double bedrooms, three of which benefit from built-in wardrobes, ensuring plenty of space for personal belongings. A spaciou four peice bathroom, featuring both a bath and a shower cubicle, completes this level.

The exterior of the property is equally appealing, with a front garden that is predominantly block-paved, allowing for off-street parking for two vehicles. A single garage with an up-and-over door adds further convenience. Side access leads to the rear garden, which features a delightful patio area perfect for al fresco dining, alongside an expansive lawn bordered by mature trees, shrubs, and hedges, creating a tranquil outdoor retreat.

While the property is in need of some modernisation, it offers immense potential for those wishing to personalise their home in a highly desirable location just off the High Street. This is a rare opportunity to invest in a property that can be transformed into a stunning family haven.

Regent Road is positioned within easy reach of the High Street with its shops, cafes, bars, and restaurants along with Epping Tube Station serving London.

























**Entrance Hallway**

**Lounge**
12'10 x 12'6 (3.91m x 3.81m)

**Dining Room**
12'10 x11'2 (3.91m x3.40m)

**Breakfast Room**
9'6 x 7'7 (2.90m x 2.31m)

**Kitchen**
9'2 x 8'10 (2.79m x 2.69m)

**Utility Room**
10'2 x 6'11 (3.10m x 2.11m)

**Cloakroom/WC**

**First Floor Landing**

**Bedroom One**
13'5 x 11'2 (4.09m x 3.40m )

**Bedroom Two**
13'1 x 11'2 (3.99m x 3.40m)

**Bedroom Three**
17'1 x 7'10 (5.21m x 2.39m)

**Bedroom Four**
9'10 x 8'10 (3.00m x 2.69m)

**Bathroom**
8'2 x 7'7 (2.49m x 2.31m)

**EXTERIOR**

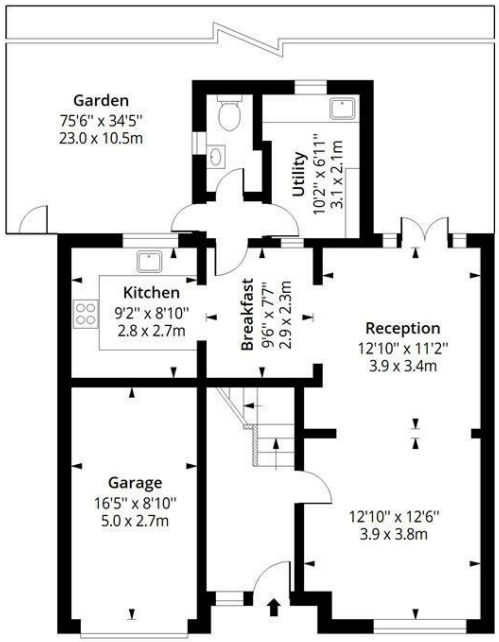
**Front Garden & Driveway**

**Garage**
16'5 x 8'10 (5.00m x 2.69m )

**Rear Garden**
75'6 x 34'5 (23.01m x 10.49m)

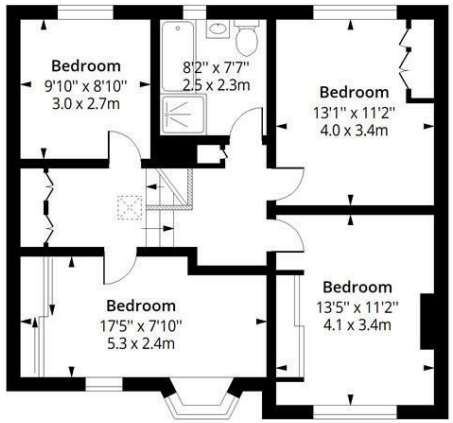
# Regent Road CM16

Approx. Gross Internal Area 1478 Sq Ft - 137.31 Sq M
Approx. Gross Garage Area 145 Sq Ft - 13.47 Sq M




## Ground Floor

Floor Area 711 Sq Ft - 66.05 Sq M




## First Floor

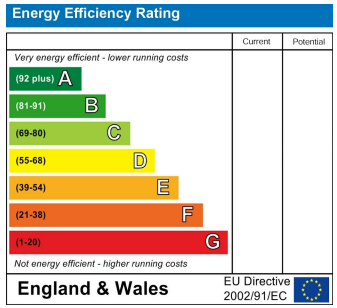
Floor Area 767 Sq Ft - 71.25 Sq M

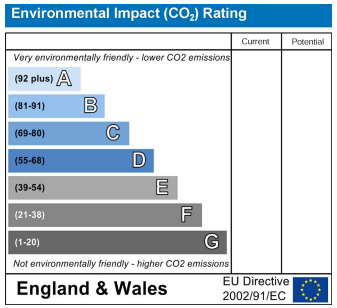



Certified Property Measurer

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: 5/11/2026




## 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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