



Station Road, Epping
Guide Price £1,350,000

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MILLERS
ESTATE AGENTS

*** STUNNING CONDITION *CHAIN FREE* DETACHED RESIDENCE * FOUR BEDROOMS * CARRIAGE DRIVEWAY & GARAGE * APPROX. 1,521 Sq Ft VOLUME * ONLY 350 METERS TO EPPING STATION ***

A well-presented detached residence in one of Epping's premier residential positions. The property is close to the High Street and is a few minutes walk to Epping Central Line Station serving London.

This spacious family property stands in a generous plot boasting delightful and well-established rear gardens, facing in a southerly aspect. A gravelled carriage driveway to the front offers ample parking for numerous vehicles and access to the rear of the property. The house is half rendered with a stylish and modern Grey finish.

The property offers family accommodation accessed via a upvc front door. The inner hallway has an understairs cloak cupboard and doors lead too. A spacious living room with a feature fireplace and a multi-pane bay window facing the garden. There is a formal dining room and a fully fitted kitchen offering a breakfast area and open plan conservatory. Throughout the ground floor is newly fitted Amtico flooring.

Stairs lead to the first floor landing and doors give access to the bedrooms. The bright master bedroom overlooks the rear garden and has a range of fitted wardrobes, wonderful bay window seating area and an en-suite bathroom. bedroom two also features built-in wardrobes. There are two further bedrooms and a family three-piece shower room.

Station Road is a popular area close to the town center and conveniently placed to Epping Central Line tube station, just a short walk away which serves central London. Epping Town has a busy High Street with lots of bars, cafes, restaurants and boutique shops. There is a sports center and gym for recreation in Hemnall Street, a Golf Club at Flux's Lane and access to Epping Forest for bike riding, walking or horse riding. Local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School.





GROUND FLOOR

Living Room

23'05" x 13'11" (7.14m x 4.24m)

Dining Room

11'07" x 8'05" (3.53m x 2.57m)

Breakfast Kitchen & Conservatory

25'01" x 11'09" (7.65m x 3.58m)

FIRST FLOOR

Master Bedroom

14'04" x 9'05" (4.37m x 2.87m)

En-Suite Bathroom

9'05" x 5'05" (2.87m x 1.65m)

Bedroom Two

13'02" x 11'01"1" (4.01m x 3.38m0.30m)

Bedroom Three

11'06" x 10'00" (3.51m x 3.05m)

Bedroom Four

10'1" x 7'03" (3.07m x 2.21m)

Family Shower Room

8'07" x 5'00" (2.62m x 1.52m)

EXTERIOR

Front Garden Carriage Driveway

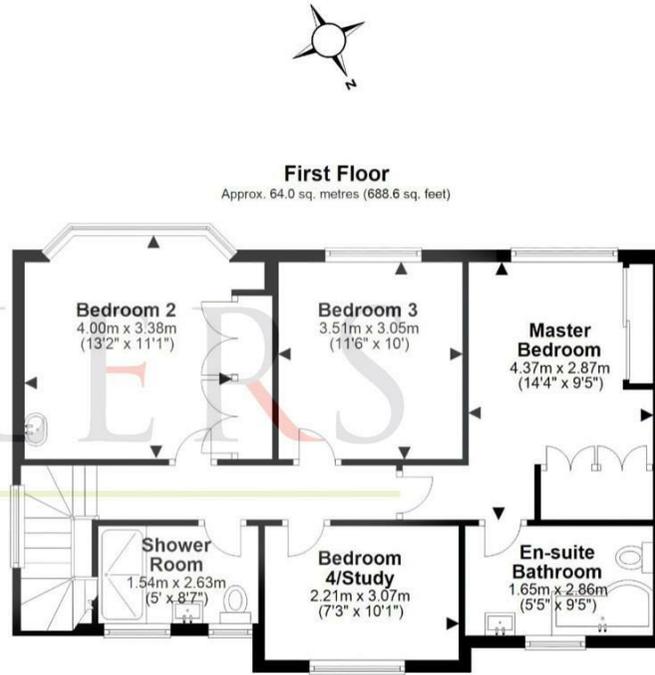
Garage

17'08" x 12'00" (5.38m x 3.66m)

Rear Garden

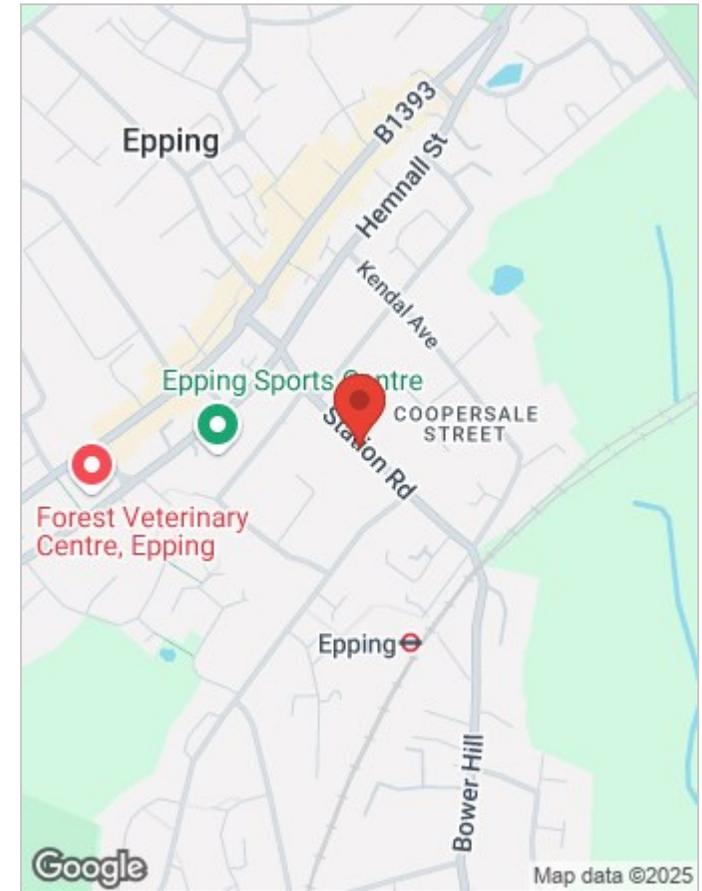
75'05" x 43'00" (22.99m x 13.11m)





Main area: Approx. 141.3 sq. metres (1521.0 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.8 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 Plan produced using PlanUp.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F	30		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			54
(39-54) E			
(21-38) F			23
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk