



Chapel Road, Epping  
Asking Price £625,000



MILLERS  
ESTATE AGENTS

**\* VICTORIAN TERRACE HOME \* EXCELLENT CONDITION \* HIGHLY DESIRABLE CUL-DE-SAC \* SHORT WALK TO HIGH STREET \***

Nestled in the charming Chapel Road, Epping, this stunning Victorian terrace home is a true gem, presented in excellent decorative order. The property boasts two reception rooms and two well-proportioned bedrooms, making it an ideal choice for couples or small families seeking a blend of character and modern living.

As you enter, you are greeted by a welcoming hallway that leads to a beautiful lounge, featuring a striking fireplace and a bay window adorned with elegant plantation shutters. This inviting space flows seamlessly into a dining area, which then leads into a contemporary kitchen. The kitchen is light and airy, equipped with fitted wall and base units, and offers a delightful breakfast area with views of the garden through double doors that lead out to the rear garden.

On the first floor, you will find two bedrooms, one of which includes built-in wardrobes and enjoys the same charming bay window with plantation shutters. The spacious bathroom is a highlight, featuring a luxurious four-piece suite that includes a roll-top bath, a walk-in shower cubicle, a WC, and a wash hand basin, providing a perfect retreat for relaxation.

The exterior of the property is equally appealing, with a pretty front garden enclosed by a picket fence and a Victorian-style tiled pathway leading to the entrance storm porch, complemented by a lawn and a box hedge and window box flowers. The rear garden is a delightful space, featuring a large patio area ideal for al fresco dining, a lawned area, a further rear patio area, a timber shed, and convenient rear access.

Situated in a highly desirable cul-de-sac, this home is just a short stroll from the High Street and the station, placing you within easy reach of all local amenities and picturesque park walks. This property truly offers a perfect blend of comfort, style, and location, making it a real must-see.





## GROUND FLOOR

### Lounge

14'1" x 11'2" (4.29m x 3.40m)

### Dining Room

12'6" x 11'2" (3.81m x 3.40m)

### Kitchen

17'1" x 8'10" (5.21m x 2.69m)

## FIRST FLOOR

### Bedroom One

14'5" x 13'9" (4.39m x 4.19m)

### Bedroom Two

12'6" x 8'10" (3.81m x 2.69m)

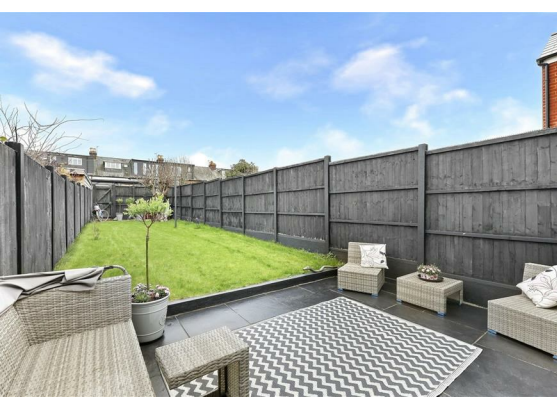
### Bathroom

10'6" x 9'2" (3.20m x 2.79m)

## EXTERNAL AREA

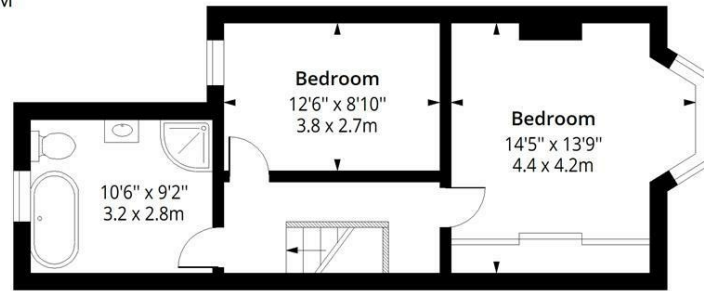
### Rear Garden

66'7" x 16'5" (20.29m x 5.00m)



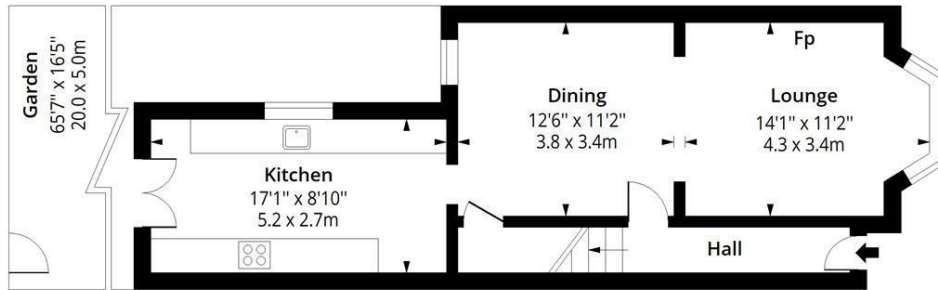
# Chapel Road CM16

Approx. Gross Internal Area 989 Sq Ft - 91.88 Sq M



## First Floor

Floor Area 469 Sq Ft - 43.57 Sq M



## Ground Floor

Floor Area 520 Sq Ft - 48.31 Sq M



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: 1/4/2026

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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