



Charles Street, Epping

£479,995



MILLERS
ESTATE AGENTS

* MIDDLE TERRACED HOUSE * EXTENDED HOME *
TWO DOUBLE BEDROOMS * TWO RECEPTION
ROOMS * WALK TO EPPING STATION * OFF STREET
PARKING *

We are pleased to offer this extended two bedroom, middle terraced house, located on the southern side of Epping Town. The property is situated close to parkland and open arable farmland, yet is within walking distance to Epping Station, serving London and the town High Street.

The accommodation comprises an entrance hall with stairs ascending to the first floor and a door leading to the living room. Facing the front elevation and featuring a cosy corner fireplace with a door opening into the separate dining room. The rear extension features a fully kitchen breakfast room with red terracotta floor tiles, has a range of units and worktops, a double width oven and extractor over and French doors provide access to the rear garden. The first floor landing has access to both the double bedrooms and the family bathroom which comprises a three-piece suite and white sanitary ware. The rear garden is laid to lawn, has mature shrub and flower borders. a wooden garden shed and wooden fencing. The front garden has been block paved and provides parking via a dropped kerb.

Charles Street is located in a desirable residential road, off Bower Hill. It is conveniently placed within a short walk to Epping Station serving London. Epping offers a busy high street offering a range of shops, restaurants, bars and cafes. The Orchards is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Entrance Hall

Living Room

12'2" x 12'4" (3.70m x 3.77m)

Dining Room

9'6" x 15'2" (2.90m x 4.63m)

Kitchen Breakfast Room

10'8" x 13'9" (3.25m x 4.18m)

FIRST FLOOR

Landing

Bedroom One

11'5" x 15'5" (3.49m x 4.69m)

Bedroom Two

9'7" x 8'6" (2.92m x 2.60m)

Bathroom

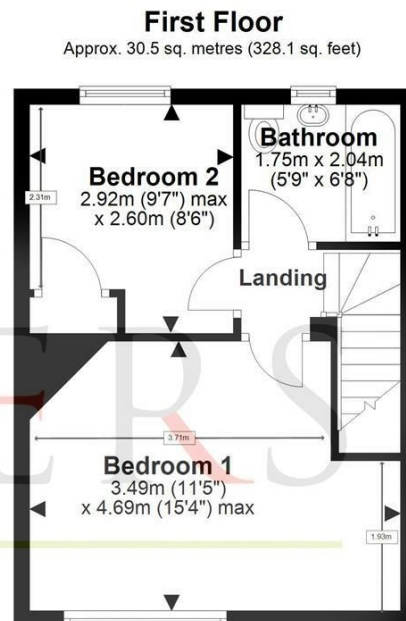
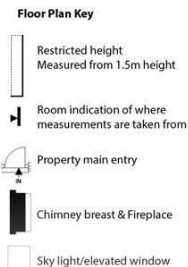
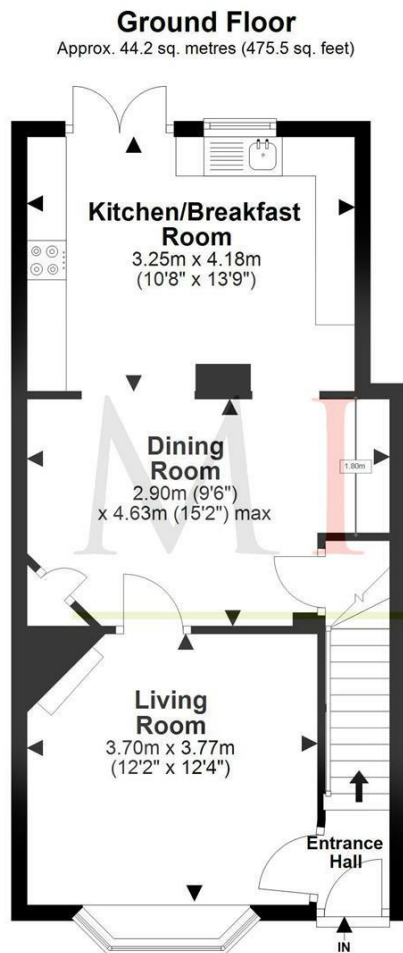
5'9" x 6'8" (1.75m x 2.03m)

EXTERNAL AREA

Garden

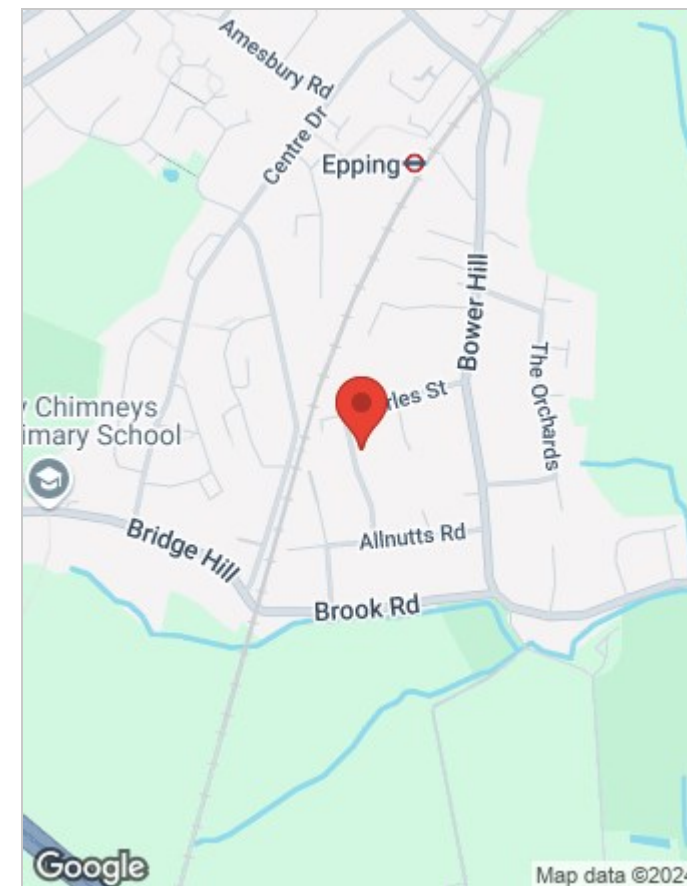
262'5" x 52'5" (80' x 16')

Wooden Shed



Total area: approx. 74.7 sq. metres (803.6 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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