



Ambleside, Epping
Asking Price £999,999

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MILLERS
ESTATE AGENTS

* DETACHED HOUSE * NEW ENGLAND STYLE HOME *
 SECLUDED CUL-DE-SAC * APPROX 2,290 SQ FT
 VOLUME * 400 METERS TO EPPING STATION *
 PERFECT FOR FAMILIES *

Tucked away in a sought-after and peaceful cul-de-sac just off Kendal Avenue, Ambleside is perfectly positioned within a short stroll of Epping Station and the vibrant high street. This charming colonial-style "New England" detached home offers four generous bedrooms, three versatile reception areas, a double garage, and a sun-drenched south-west facing garden. While the interiors would benefit from modernisation, the property presents an exceptional opportunity for buyers seeking a forever home to personalise and create their ideal living space.

The three reception rooms comprise a welcoming living room, a practical dining room and a bright breakfast room, ideal for both entertaining and relaxed family gatherings. The thoughtfully arranged layout also features a convenient cloakroom WC, and a spacious lower-ground double garage, offering ample space for parking, storage, or potential conversion.

Upstairs, the first floor offers four well-proportioned bedrooms and two bathrooms, including a private en-suite shower room to the principal bedroom. The delightful rear garden is a true suntrap, enjoying a south-westerly aspect with a dedicated seating area and convenient side access.

A key highlight of this home is its enviable location. Epping High Street, with its array of shops, cafes, and restaurants, is just moments away, perfect for leisurely outings. The nearby station offers excellent transport links, ensuring effortless commutes to London and beyond.

In summary, this four-bedroom detached residence in Ambleside represents a rare opportunity for those seeking a spacious and superbly located family home in Epping. With generous living accommodation and close proximity to local amenities, this property is certain to attract significant interest. Early viewing is highly recommended to secure this exceptional home.





GROUND FLOOR

Double Garage

21' x 17'1" (6.40m x 5.21m)

Cloakroom WC

5'4" x 2'9" (1.63m x 0.84m)

Breakfast Area

10'6" x 10'2" (3.21m x 3.09m)

Kitchen

11'6" x 8'9" (3.50m x 2.67m)

Dining Room

11'6" x 16'10" (3.50m x 5.13m)

Living Room

21'7" x 11'11" (6.58m x 3.64m)

FIRST FLOOR

Bedroom One

23'1" x 11'6" (7.03m x 3.51m)

En-suite Bathroom

9'6" x 5'8" (2.90m x 1.73m)

Bedroom Two

11'5" x 12'0" (3.49m x 3.67m)

Bedroom Three

10'9" x 12'0" (3.27m x 3.66m)

Bedroom Four

11'5" x 8'0" (3.48m x 2.43m)

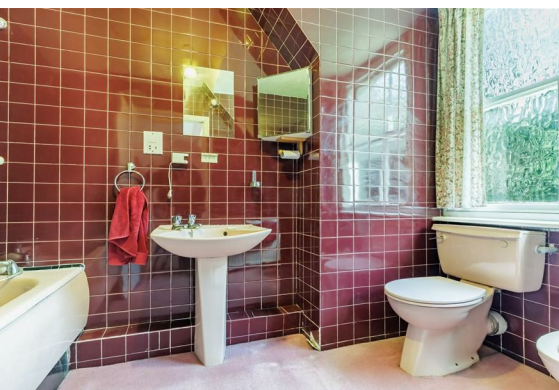
Shower Room

7'11" x 7'11" (2.41m x 2.41m)

EXTERNAL AREA

Rear Garden

47' x 40'10" (14.33m x 12.45m)





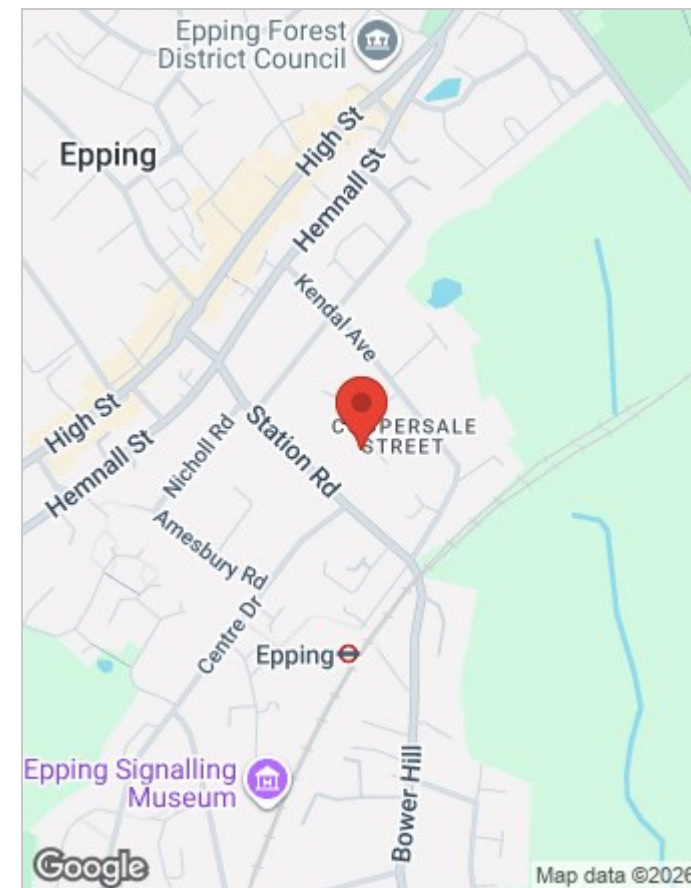
Total area including garage : approx. 195.8 sq metres (2286.8 sq feet)

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

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 firms 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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	55	68	(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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