



Kendal Avenue, Epping
Guide Price £1,295,000



MILLERS
ESTATE AGENTS

*** STUNNING DETACHED HOME * FIVE BEDROOMS *
500 METERS TO STATION * NO ONWARD CHAIN *
THREE RECEPTION ROOMS * TWO BATHROOMS ***

We are excited to present this substantial family home located on one of Epping's prestigious residential roads. The property is within walking distance of the High Street, open countryside and Epping's Central Line Station, providing easy access to London. It measures approximately 2,315 sq ft and is arranged over two floors, offering significant potential for a loft conversion to create additional living space.

The house features an attractive combination of red brickwork & black weatherboarding, complemented by a tiled roof, white windows & a contrasting black front door. The front garden is paved with block paving and includes a raised lawn area, along with side access.

Inside, the ground floor comprises an entrance hall that leads to an impressive kitchen/breakfast room, equipped with a range-style cooker, a breakfast island & ample cabinetry with granite work surfaces. There is a spacious dining area & a large conservatory that is filled with natural light. The main reception room features a central fireplace & wooden flooring. Additionally, there is a WC, an understairs storage area & a home study/office. The property has been redecorated throughout and has newly laid carpets.

The first floor offers five bedrooms, including four spacious double rooms and one large single room. The master bedroom benefits from an en-suite shower room and a walk-in wardrobe. Bedrooms two, three & four are equipped with fitted wardrobes or cupboards & there is a family bathroom featuring a white four-piece suite.

Additionally, the property includes a double-width garage that opens onto a large driveway with ample off-street parking on a block-paved surface. The generous rear garden, which faces southwest, is enclosed by wooden fencing and primarily laid to lawn, featuring a patio area with access to both the side & front of the property.





GROUND FLOOR

Study

8'0" x 7'4" (2.43m x 2.24m)

Cloakroom WC

7'4" x 2'9" (2.24m x 0.84m)

Living Room

19'11" x 12'9" (6.06m x 3.89m)

Dining Room

9'8" x 12'7" (2.95m x 3.84m)

Kitchen

15'2" x 12'11" (4.62m x 3.94m)

Orangery

14'10" x 13' (4.52m x 3.96m)

FIRST FLOOR

Galleried Landing

14'2" x 8'10" (4.32m x 2.69m)

Bedroom One

12'0" x 14'10" (3.66m x 4.52m)

En-suite Shower Room

7'9" x 5'8" (2.36m x 1.73m)

Walk-in Wardrobe

7'2" x 5'2" (2.18m x 1.57m)

Bedroom Two

11'10" x 14'2" (3.61m x 4.31m)

Bedroom Three

11'10" x 11'9" (3.61m x 3.59m)

Bedroom Four

8'0" x 14'2" (2.44m x 4.31m)

Bedroom Five

8'10" x 11'8" (2.69m x 3.56m)

Bathroom

8'10" x 7'11" (2.69m x 2.41m)

EXTERNAL AREA

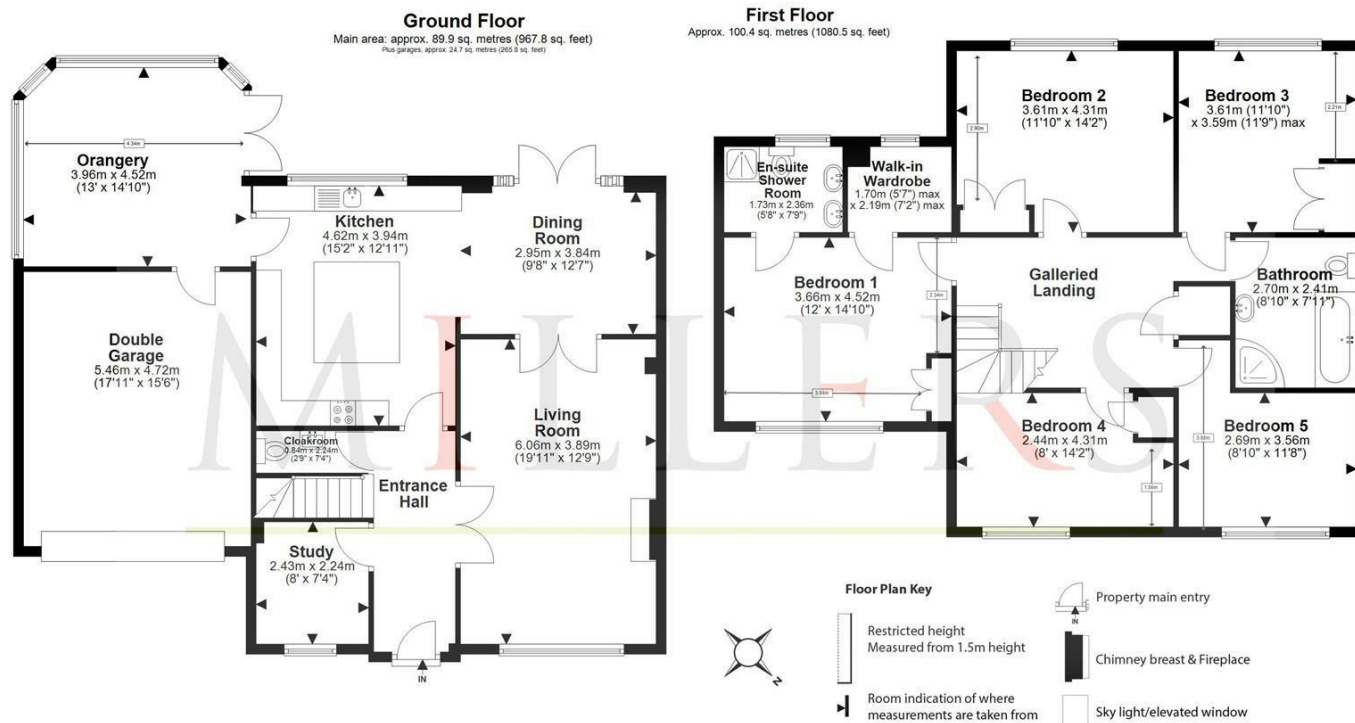
Double Garage

17'11" x 15'6" (5.46m x 4.72m)

Garden

67'9" x 50' (20.65m x 15.24m)



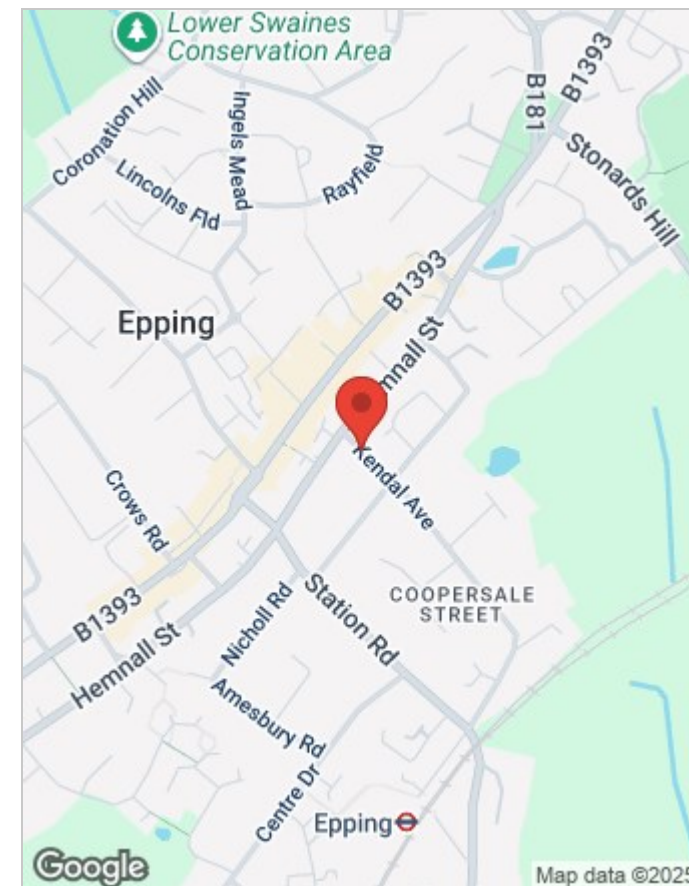


Main area: Approx. 190.3 sq. metres (2048.3 sq. feet)

Plus garages: approx. 24.7 sq. metres (265.0 sq. feet)

Total area including garage : approx. 215 sq metres (2314.1 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			(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	