



TOTAL FLOOR AREA : 635sq. ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Epping Forest | Council Tax Band: C | Floor Area: 635.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Charles Street, Epping, CM16 7AU
Asking Price £525,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**

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****VIDEO TOUR****

Situated just a short stroll from Epping Central Line station, Charles Street, this charming terraced home offers a delightful blend of contemporary style and comfort. The property has been beautifully refurbished by the current owners, ensuring a modern feel throughout. Moments away is the vibrant Epping High Street where residents will enjoy easy access to a variety of amenities, including shops, cafes, restaurants and independent retailers. For nature enthusiasts Epping Forest is located closelyby, perfect for those Sunday morning strolls.

Elegant wood flooring is the theme throughout the ground floor and as you enter you are greeted by a spacious reception boasting a feature fireplace and solid wood shutters to the bay window, making it perfect for those cosy evenings. The open-plan kitchen diner is a true highlight, showcasing a shaker-style kitchen complete with a stunning quartz worktop and offers ample cupboard space and a large storage cupboard. Plenty of natural light floods the space, creating a warm and inviting atmosphere. From here you step outside to discover the beautifully maintained south-facing garden, complete with a decked patio area, making it a perfect spot for outdoor relaxation or entertaining and convenient rear access.

The first floor boasts two generously sized double bedrooms, with the master featuring built-in storage and a small walk-in wardrobe, providing ample space to store your belongings. The modern family bathroom has been well equipped and tastefully appointed by the current owners.

Additionally, the property benefits from off-street parking for two cars and is conveniently located to Eppings highly regarded primary and secondary schools.

In accordance with the Estate Agency Act 1979 Section 21, we disclose that the property owner is a family member of a Churchill Estates employee.

