

Daniel
Frank





1 Cottis Court St. Johns Road Epping, CM16 5EG

A newly refurbished four double bedroom family home just 0.5 miles from Epping Central Line Station.

The accommodation is arranged over two floors. The ground comprises of an Oak porch entrance with feature glass window, a cloakroom, a playroom/snug, an open plan kitchen/diner/lounge area with aluminium bi-folding doors leading to the immaculate garden and feature aluminium window.

Of particular note is the Urban Myth kitchen with central island and built in appliances including large Siemens induction hob, oven, combination steam oven, warming draw, dishwasher, fridge freezer and an Elica downdraft extractor fan. Marble effect quartz worktop and mirrored splashback.

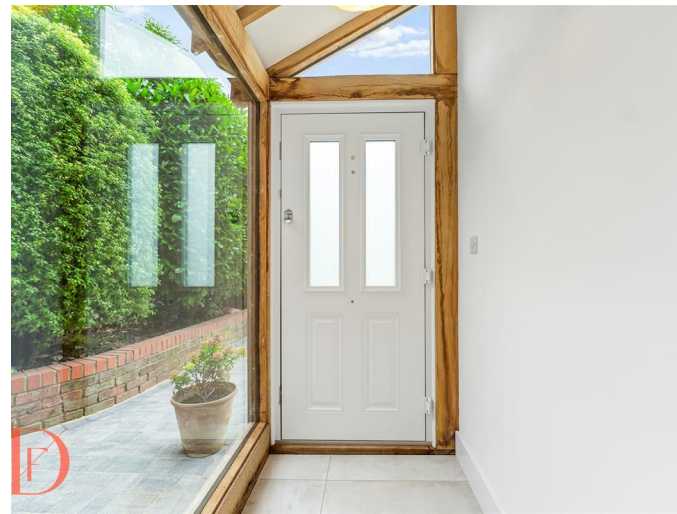
The first floor has four double bedrooms, the biggest benefitting from an en-suite fully tiled shower room and a modern four-piece family bathroom.

Externally to the front there is a block paved driveway provided off street parking for two cars. The immaculate rear garden includes a large tiled patio area perfect for summer entertaining and a sizeable artificial grass area. There is a side access gate, a shed and pretty planting to the borders.

Further benefits:

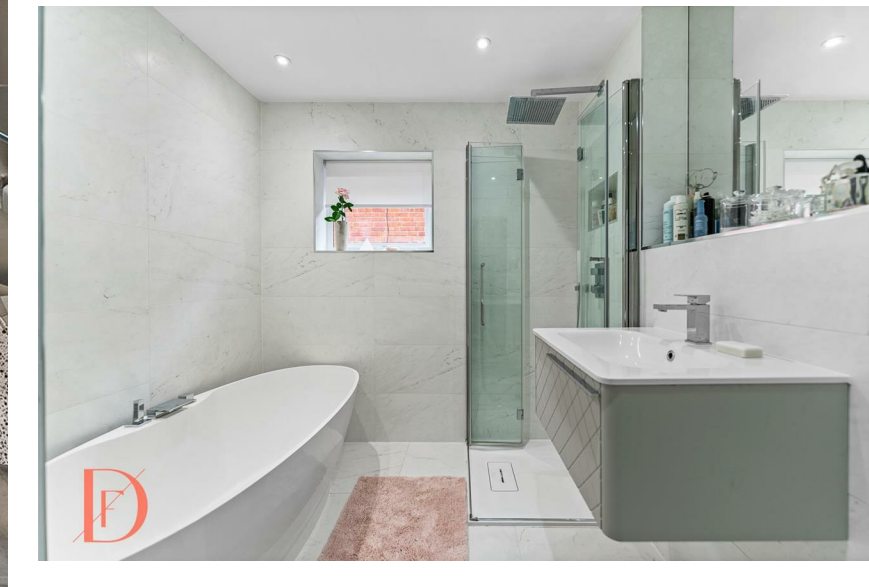
- Storage cupboards under the stairs housing the washing machine and tumble dryer.
- Storage cupboard on the first-floor landing.
- Huge loft room with two Velux windows and pull-down ladder.
- Porcelain tiles throughout the ground floor.
- Porcelanosa tiles in both bathrooms.
- Both bathrooms fully tiled.
- External lighting front and rear.
- External electric sockets.
- External hot and cold tap.
- High end fixtures and fittings throughout.
- Outstanding attention to detail throughout.

Tenure Freehold
Council Epping Forest





Your Next Chapter

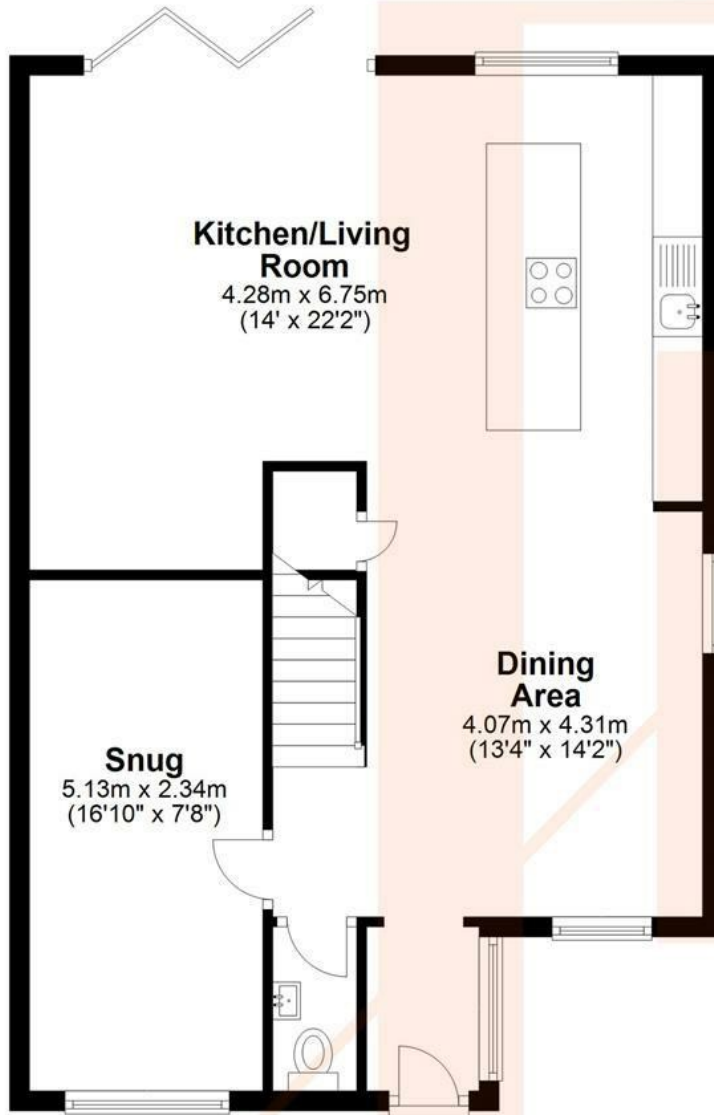


Your Next Chapter



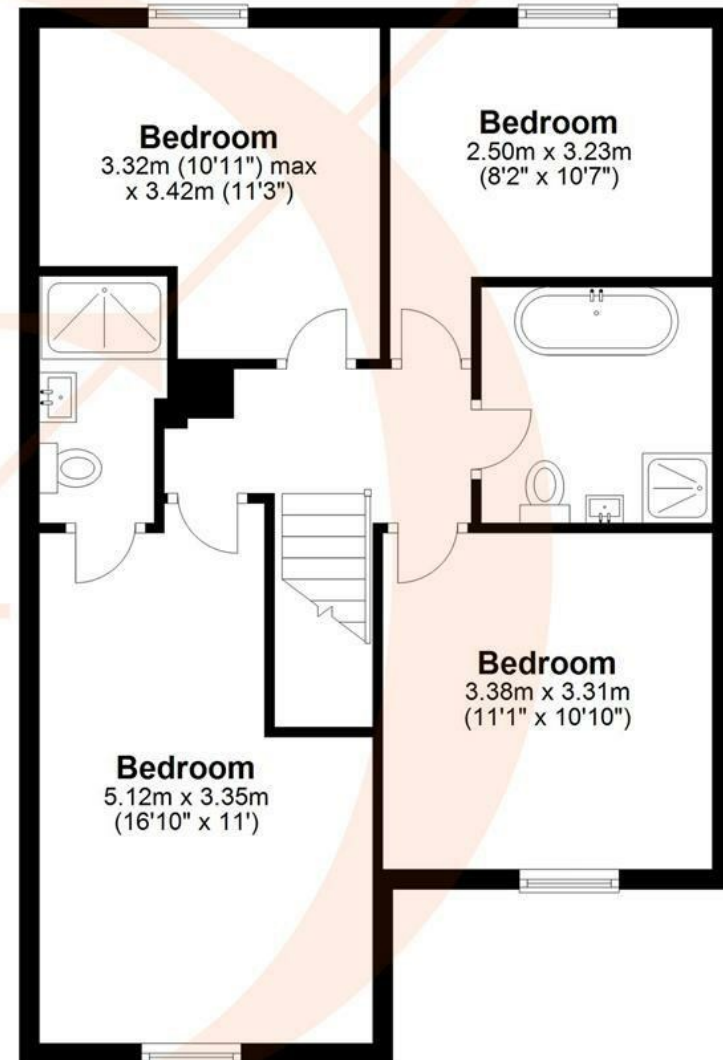
Ground Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 127.4 sq. metres (1371.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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St Johns Road is just 0.6 miles from Epping Central Line Station which provides easy access into The City and West End. The area has several excellent private and public schools that are both primary and secondary level. Epping Forest and open countryside are within walking distance, offering multiple areas to go for a bike ride, a run, or a Sunday stroll. Epping High Street is also within close proximity, where you will find many restaurants, cafes, boutiques and both Tesco and M&S.

The seller is related to a member of staff at Daniel Frank Estates.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(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	

