



St. Johns Road, Epping

Price Range £590,000



MILLERS
ESTATE AGENTS

* PRICE RANGE: £590,000 TO £610,000 * SEMI DETACHED HOUSE * FAMILY HOME * THREE BEDROOMS * THREE RECEPTION AREAS * SINGLE GARAGE & DRIVEWAY * POPULAR RESIDENTIAL STREET * SOUTH WESTERLY FACING GARDEN *

A three-bedroom, semi-detached, family home with garage and driveway, situated in the popular residential street of St Johns Road. Located in central Epping, close to the high street, Epping Primary School and the town Station, serving London.

The accommodation comprises an entrance hallway leading to the ground floor cloakroom WC and stairs that ascend to the first floor. There is a living room with feature wooden flooring opening into a separate dining room and a conservatory with ceramic flooring. The kitchen has a range of units with work surfaces incorporating a built-in oven, hob, and extractor fan.

The first floor benefits from a spacious master bedroom with built-in wardrobes on one wall. There is a further double bedroom and a good-sized third bedroom. The bathroom comprises a three-piece suite with white sanitary ware and fully tiled walls. Externally, parking is on the driveway to the rear of the property and situated in front of the garage. The rear garden is laid to lawn and has shrubs and bushes providing shade and colour, and is enclosed with wooden fencing. There is a rear wooden decked patio area and a wooden garden shed.

St Johns Road is considered one of Epping's more desirable residential streets being a short walk to the High Street with its shops, bars, cafes & restaurants. It is within close proximity to Swaines Green, arable farmland, parts of Epping Forest and the Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 etc.





GROUND FLOOR

Entrance Hall

Porch

5'5" x 2'9" (1.65m x 0.84m)

Cloakroom WC

4'9" x 2'9" (1.45m x 0.84m)

Living Room

13'2" x 12'4" (4.01m x 3.75m)

Dining Room

10'10" x 7'8" (3.29m x 2.34m)

Kitchen

10'10" x 7'9" (3.29m x 2.35m)

Conservatory

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

FIRST FLOOR

Landing

Bedroom One

13'0" x 7'10" (3.96m x 2.38m)

Bedroom Two

9'1" x 8'11" (2.76m x 2.72m)

Bedroom Three

9'5" x 7'7" (2.86m x 2.32m)

Bathroom

9'5" x 7'7" (2.87m x 2.31m)

EXTERNAL AREA

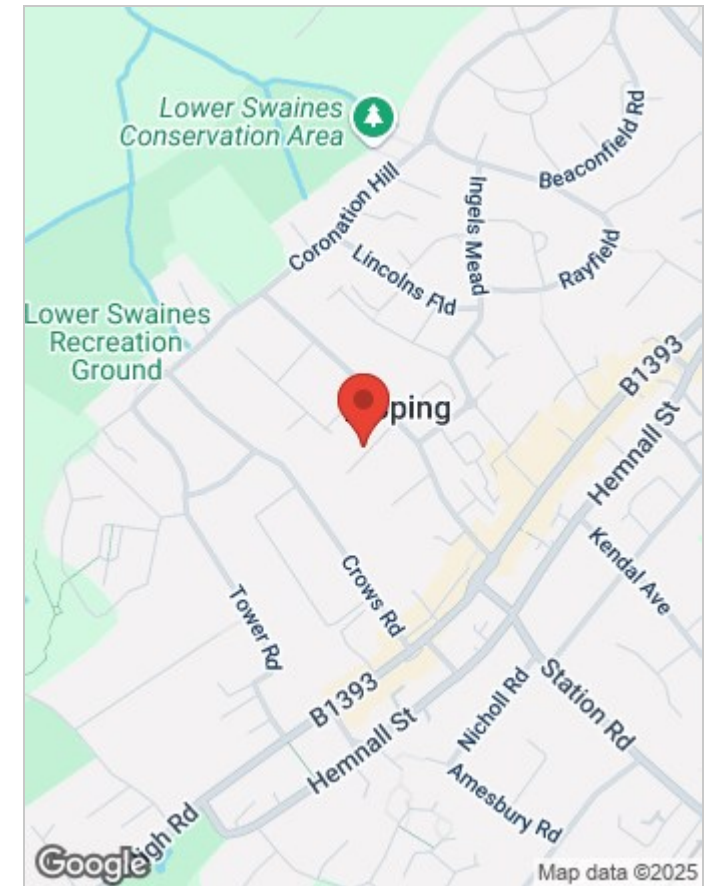
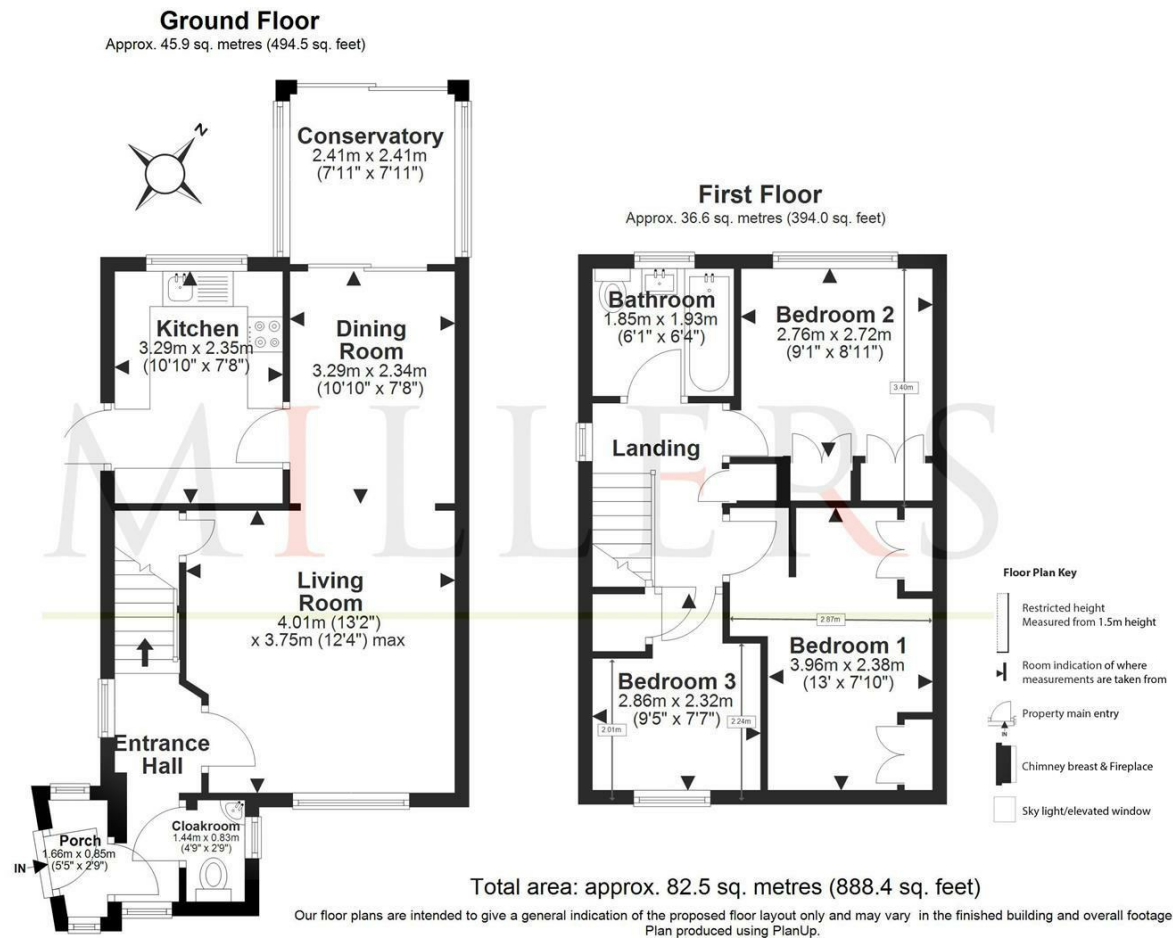
Rear Garden

58' x 20' (17.68m x 6.10m)

Garage

18'5" x 9'02" (5.61m x 2.79m)





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	

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

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