



James Street, Epping
Price Range £825,000

 4  1  1  D

MILLERS
ESTATE AGENTS

*** PRICE RANGE £825,000 - £850,000 * SUPERB DETACHED FOUR BEDROOM HOME * SPECTACULAR VIEWS * STYLISHLY REFURBISHED THROUGHOUT * GARAGE & PARKING ***

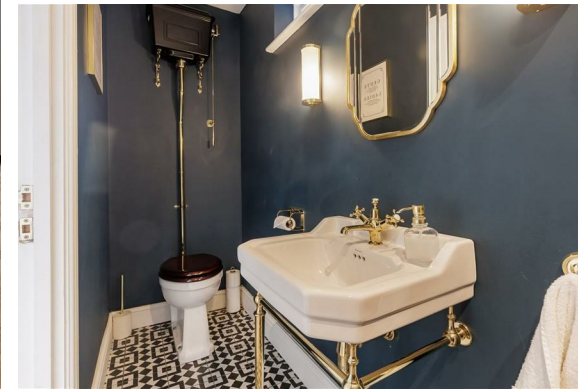
Situated in the charming James Street of Epping, this superb detached four-bedroom house is a true gem that has been newly refurbished to exude a stylish modern and contemporary feel. As you step into the entrance hallway with its half panelling and wood effect flooring, you are greeted by a sense of elegance and warmth.

The ground floor boasts a cloakroom and utility, along with a stunning open plan living area that includes a beautiful kitchen with a central island and breakfast bar. The views from this space are simply spectacular, overlooking the rear garden and the vast open countryside beyond. This area seamlessly flows into the lounge and dining area, creating a wonderful family space that is perfect for both relaxation and entertaining.

Upstairs, you will find four bedrooms and a delightful four-piece bathroom. The master bedroom and second bedroom feature wood effect half panelled walls, adding a touch of sophistication. The third bedroom is equipped with cool glazed wardrobes and is used as a dressing room, while the fourth bedroom offers versatility as a great office space.

Outside, the property continues to impress with parking for two vehicles, a paved driveway leading to a single garage, and a rear garden that is a true oasis. The garden features a raised patio, a lush lawn surrounded by well-established trees, shrubs, and bushes, and various sitting areas where you can unwind and enjoy the breath-taking views.

This property on James Street is not just a house, but a place where modern luxury meets countryside charm. Great location just a short walk to the High Street with its shops, bars, cafes and restaurants. Epping Town also offers a Tube Station serving London and has good transport links to the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





Entrance Hall

Utility/Cloakroom

11'2" x 4'11" (3.41m x 1.51m)

Living Room

20'7" x 9'8" (6.28m x 2.95m)

Kitchen/Breakfast Room

13'8" x 17'9" (4.16m x 5.40m)

First Floor Landing

Bedroom 1

13'6" x 9'9" (4.11m x 2.98m)

Bedroom 2

13'5" x 7'10" (4.09m x 2.40m)

Bedroom 3

11'2" x 7'10" (3.41m x 2.38m)

Bedroom 4/Dressing Room

9'9" x 8'8" (2.98m x 2.64m)

Bathroom

10' x 6'9" (3.05m x 2.06m)

EXTERIOR

Front Garden

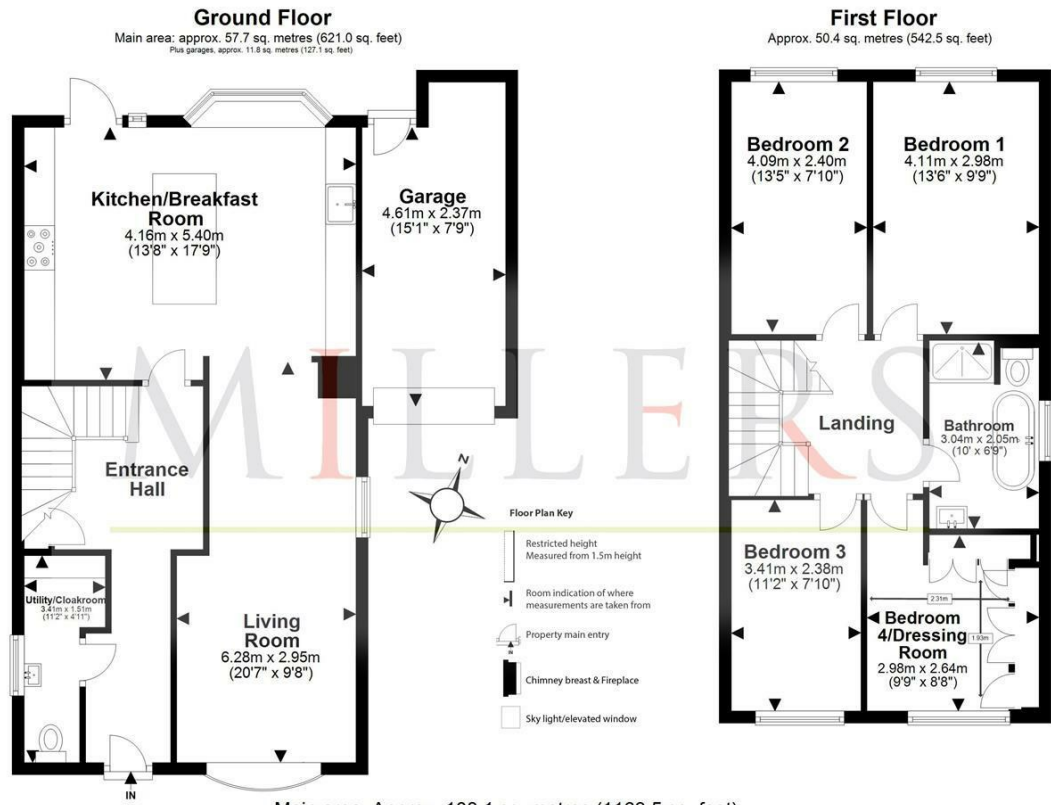
Driveway

Garage

15'1 x 7'9 (4.60m x 2.36m)

Rear Garden

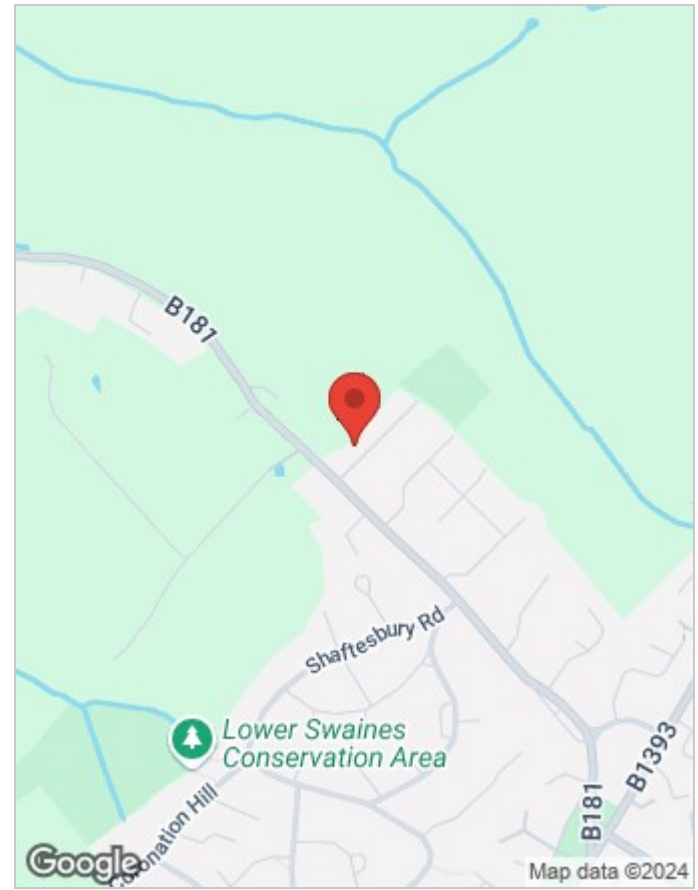




Main area: Approx. 108.1 sq. metres (1163.5 sq. feet)
Plus garages, approx. 11.8 sq. metres (127.1 sq. feet)

Total area including garage : approx. 119.9 sq metres (1290.6 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
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.