



Kendal Avenue, Epping  
Offers Over £800,000



MILLERS  
ESTATE AGENTS

**\* STUNNING CHARACTER HOME \* LOUNGE DINER WITH FEATURE FIREPLACE \* BASEMENT GARDEN ROOM \* FIVE BEDROOM \* MINUTES WALK TO STATION \***

Welcome to this characterful semi-detached five-bedroom home on Kendal Avenue in the charming town of Epping. This property is a true gem, boasting superb features and located in one of Epping's most prestigious roads, just a stone's throw away from Epping Station and the bustling High Street.

As you step inside, you'll be greeted by two reception rooms, five spacious bedrooms, and a beautifully designed bathroom spread across three floors. The impressive lounge/diner is a highlight, featuring stunning ceiling architraving, elegant coving, and a beautiful feature fireplace, creating a warm and inviting atmosphere for gatherings with family and friends.

The kitchen with a sitting area is perfect for whipping up delicious meals, while the unique raised patio garden area accessed through double doors from the dining area is ideal for outdoor entertainment. The basement offers two versatile bedrooms/office spaces, a spacious garden room, a convenient utility room, and ample storage space in the hallway.

Moving to the first floor, you'll find a stunning master bedroom, two additional bedrooms, with the third bedroom benefitting with a separate cloakroom, providing privacy and comfort for all residents. In addition there is a family bathroom.

Outside, the front driveway offers parking for two vehicles, with side access and well-established tree and shrub borders enhancing the property's curb appeal. The rear garden is a tranquil oasis, featuring a patio area, a raised fishpond, mature trees and shrubs, two additional patio areas, and a greenhouse, perfect for those with a green thumb or anyone looking to relax in a peaceful outdoor setting.

Don't miss the opportunity to make this wonderful property your new home, where modern amenities blend seamlessly with classic charm in a sought-after location.





## GROUND FLOOR

### Living Room

15'00 x 11'08 (4.57m x 3.56m)

### Dining Room

13'03 x 9'08 (4.04m x 2.95m)

### Kitchen

26'10 x 7'03 (8.18m x 2.21m)

## GROUND FLOOR BASEMENT

### Utility Room

7'07 x 5'03 (2.31m x 1.60m)

### Bedroom Four

16'04 x 15'01 (4.98m x 4.60m)

### Bedroom Five

12'04 x 11'10 (3.76m x 3.61m)

### Garden Room

15'03 x 10'05 (4.65m x 3.18m)



## FIRST FLOOR

### Bedroom One

15'00 x 10'08 (4.57m x 3.25m)

### Bedroom Two

13'03 x 9'08 (4.04m x 2.95m)

### Bedroom Three

9'08 x 5'01 (2.95m x 1.55m)

### Separate Toilet

5'08 x 1'09 (1.73m x 0.53m)

### Bathroom

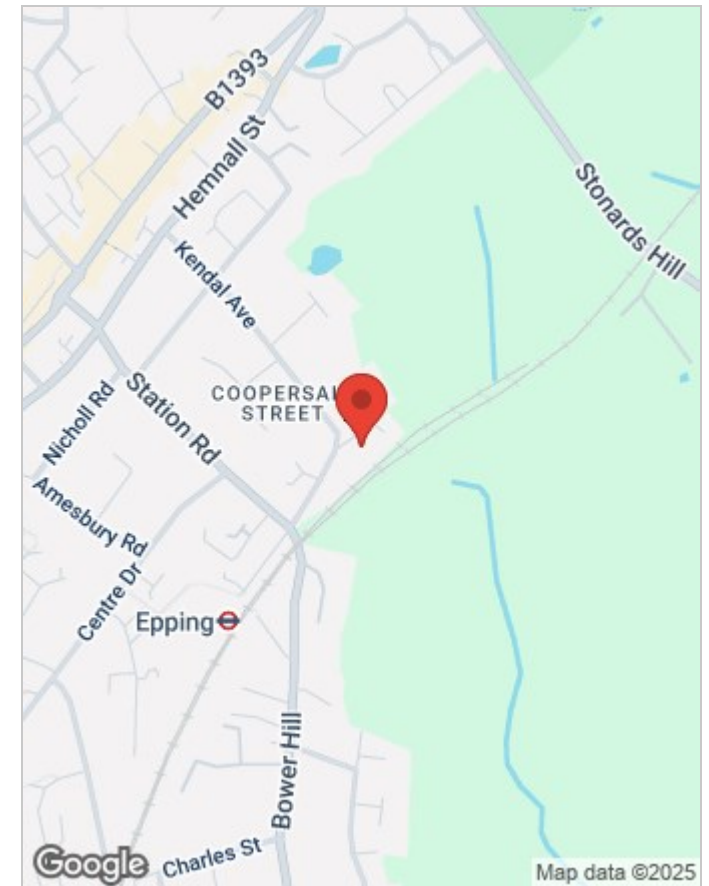
6'09 x 6'04 (2.06m x 1.93m)

## EXTERNAL AREA

### Driveway

### Rear Garden





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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