



St. Johns Road, Epping
Guide Price £950,000



MILLERS
ESTATE AGENTS

Hebron Cottage is an impressive detached residence dating back to approximately 1900. This spacious family home is arranged over two floors and includes four bedrooms and three reception rooms, along with off-street parking and a wall-enclosed rear garden. It is ideally located on a sought-after residential street, within walking distance of the High Street, Epping St. Johns School, Epping Primary School, and the town station serving London.

The accommodation begins with an entrance hall that leads to a cloakroom with a WC, and two separate living rooms, both facing the front elevation and featuring cosy fireplaces. There is a combined kitchen and breakfast room, as well as a separate dining room. The kitchen is equipped with a range of units and work surfaces, and provides access to a separate utility room. The dining area opens up to the rear garden and has a doorway leading to a convenient workshop that could easily be converted into a home office or study.

On the first floor, the landing leads to four double bedrooms, including a master suite with built-in wardrobes. There are three additional bedrooms and a three-piece family bathroom suite. The rear garden boasts a crazy-paved patio, a lawn area with bush and shrub cover, while the front garden features a side driveway with parking space for three vehicles.

St. Johns Road is a popular residential street located within 300 meters of the town center. It is conveniently situated near Epping Central Line tube station, which provides access to central London. Epping Town offers a bustling High Street filled with various bars, cafes, restaurants, and boutique shops. For recreation, there is a sports center and gym on Hemnall Street, a golf club on Flux's Lane, and access to Epping Forest for biking, walking, or horse riding. Local schooling options include Epping St. Johns (ESJ), Epping Primary School, Ivy Chimneys, and Coopersale Hall School.





GROUND FLOOR

Family Room

12'0" x 12'0" (3.65m x 3.65m)

Family Room

12'0" x 14'4" (3.66m x 4.37m)

Cloakroom WC

5'11" x 3'5" (1.80m x 1.04m)

Kitchen Breakfast Room

16'4" x 10'0" (4.99m x 3.05m)

Utility Room

4'7" x 9'2" (1.39m x 2.79m)

Dining Room

16'0" x 9'5" (4.88m x 2.87m)

Study Workshop

7'10" x 10'0" (2.40m x 3.05m)

FIRST FLOOR

Bedroom One

12'0" x 12'0" (3.66m x 3.65m)

Bedroom Two

12'0" x 12'0" (3.65m x 3.65m)

Bedroom Three

12'1" x 10'0" (3.69m x 3.05m)

Bedroom Four

10'0" x 10'0" (3.05m x 3.05m)

Bathroom

8'3" x 5'11" (2.51m x 1.80m)

EXTERNAL AREA

Lean-to

3'3" x 9'5" (0.99m x 2.87m)

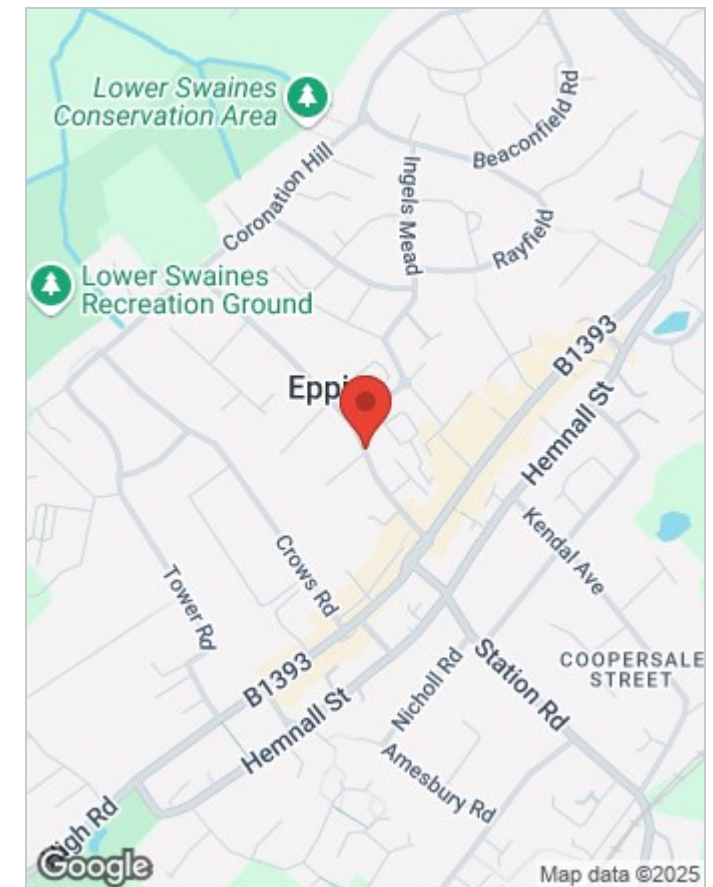
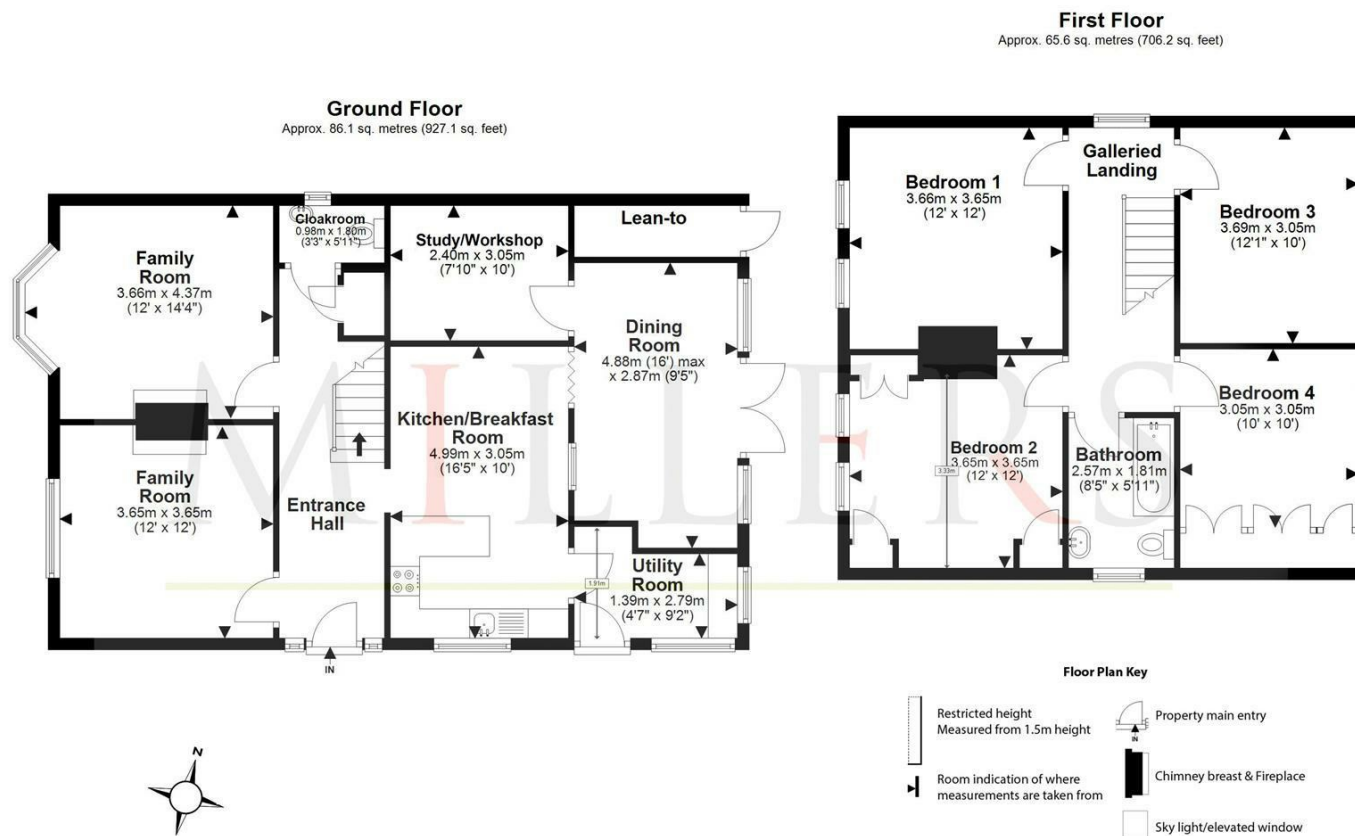
Garden

56' x 39'4" (17.07m x 11.99m)

Driveway

53 x 9'10" (16.15m x 3.00m)





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		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58		(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			England & Wales		
EU Directive 2002/91/EC			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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