



Centre Drive, Epping
Offers Over £650,000



MILLERS
ESTATE AGENTS

* SEMI DETACHED HOME * POTENTIAL TO EXTEND (STPP) * GARAGE & OFF STREET PARKING * CLOSE TO OPEN COUNTRYSIDE * 300 METERS TO STATION *

Located in the heart of Epping on Centre Drive, this semi-detached family home offers an excellent opportunity for those looking to create their dream residence. Spanning an impressive 1,296 sq ft, the property is conveniently situated just a short walk from Epping Station and the vibrant High Street, which features a delightful selection of shops, coffee bars, and restaurants.

The ground floor includes two reception rooms: a living room and a separate dining room, both overlooking the expansive rear garden, creating a serene view perfect for family gatherings. The functional kitchen connects to a lean-to hallway that provides access to a convenient ground-floor shower room. There is also a separate utility room and access to the garden. Additionally, a large garage measuring 17'5" x 9'7" is equipped with power and lights, offering ample storage or potential for further development.

On the first floor, you will find three bedrooms along with a three-piece bathroom, making it ideal for family living. The front garden is designed for practicality, featuring parking, while the rear garden, approximately 90 ft long, is a standout feature. With its expansive lawn area surrounded by shrubs and trees, it provides a blank canvas for those wishing to extend or enhance the outdoor space, subject to the usual planning permissions.

While the property requires some modernization, it is full of potential and perfectly positioned for anyone seeking a family home in a desirable location. With its close proximity to local amenities and transport links, this semi-detached house is a rare find in Epping.





GROUND FLOOR

Entrance Hall

7'8" x 12'2" (2.34m x 3.71m)

Living Room

10'11" x 12'2" (3.33m x 3.71m)

Kitchen

7'6" x 12'7" (2.28m x 3.84m)

Dining Room

10'11" x 12'0" (3.34m x 3.67m)

Lean-to

Shower Room

6'9" x 6'3" (2.06m x 1.91m)

Utility Room

10'2" x 6'3" (3.11m x 1.90m)

FIRST FLOOR

Bedroom One

10'10" x 13'7" (3.30m x 4.14m)

Bedroom Two

10'10" x 11'3" (3.30m x 3.44m)

Bedroom Three

7'8" x 8'10" (2.34m x 2.69m)

Shower Room

7'6" x 5'6" (2.29m x 1.68m)

EXTERNAL AREA

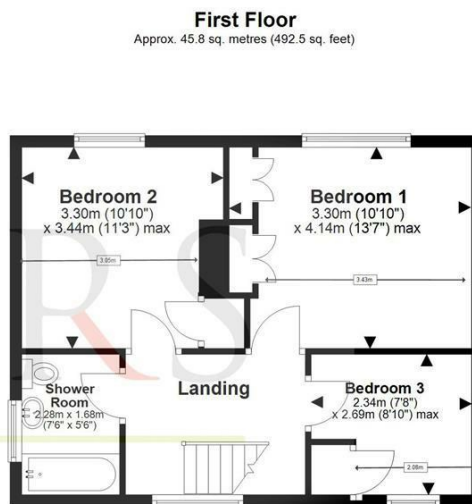
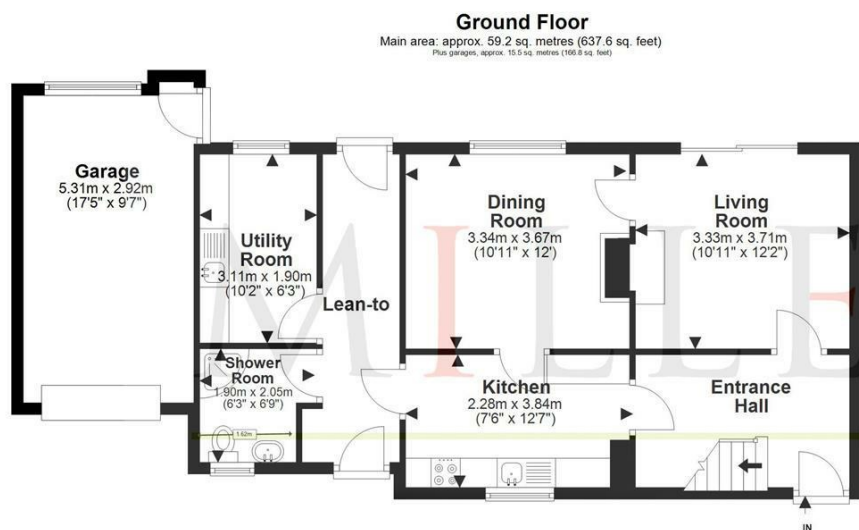
Garage

17'5" x 9'7" (5.31m x 2.92m)

Rear Garden (max)

114' x 40' >27' (34.75m x 12.19m
>8.23m)

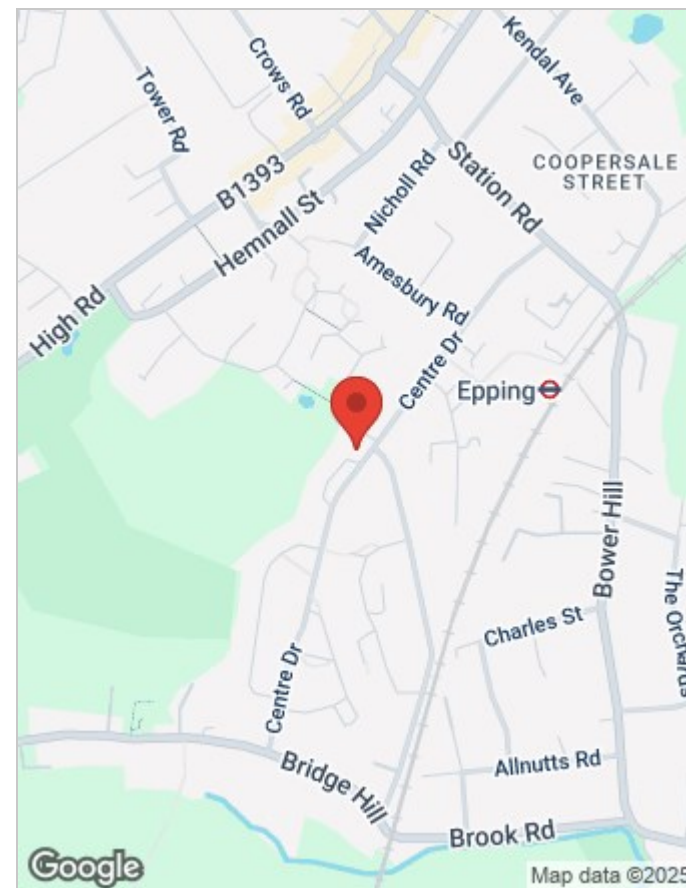
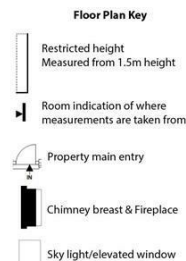




Main area: Approx. 105.0 sq. metres (1130.0 sq. feet)
Plus garages, approx. 15.5 sq. metres (166.8 sq. feet)

Total area including garage : approx. 120.5 sq metres (1296.8 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



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

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	

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