



Stewards Green Road, Epping
Guide Price £500,000

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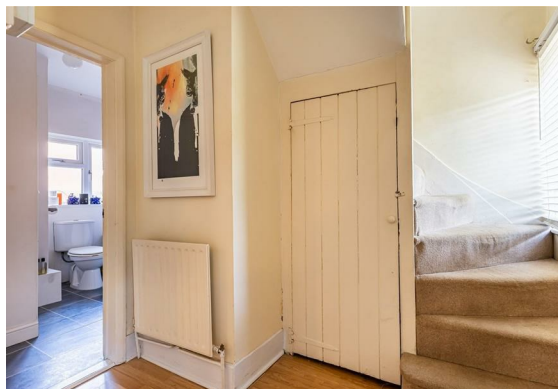
MILLERS
ESTATE AGENTS

*** SEMI DETACHED COTTAGE * 3 BEDROOMS * 2 RECEPTIONS * CHAIN FREE * FARMLAND VIEWS * LARGE GARDENS * POTENTIAL TO EXTEND (STP)**

Introducing a charming cottage-style semi-detached house nestled in the picturesque semi-rural setting of Steward Green, Epping. This delightful home boasts a welcoming ground floor that includes two cozy reception rooms, one highlighted by a feature fireplace (needing reinstating), perfect for relaxing evenings. The kitchen is equipped with wooden work surfaces, wooden units & built in oven and hob. Additionally, the ground floor features a white three-piece bathroom and handy understairs storage. As you ascend to the first floor, you'll discover three bedrooms, two doubles & a good single that provide a peaceful retreat, alongside a convenient loft hatch off the landing for easy access to the attic.

Outside, the property shines with a large rear garden predominantly laid to lawn, complemented by a charming brick-built shed with a matching tiled roof and a lovely patio area. The garden enjoy serene rear views that enhance your outdoor experience. The front garden offers a vast lawn area with exciting potential for a parking area which the buyer would be responsible for creating. This home perfectly combines comfort, space, and the allure of nature, making it an exceptional opportunity not to be missed.

Location: Close to parts of Epping Forest, arable farmland & "The Merry Fiddlers" gastro pub. Approx. 1.25 miles (2km) from the Town centre offering a busy High Street, pubs, restaurants & leisure facilities. Several well-regarded state schools in the local area & leisure facilities including golf, sport clubs and centres. Transport links: M11 (Junction 7) 4.4 miles (7.1 km) & the M25 (Junction 26) 4.8 miles (12.9 km). Epping Tube Station serving London is located 1.1 miles (1.8 km) from the property.





GROUND FLOOR

Living Room

11'6" x 10'2" (3.51m x 3.10m)

Dining Room

11'2" x 11'8" (3.40m x 3.56m)

Kitchen

6' x 6'3" (1.83m x 1.91m)

Family Bathroom

9'9" x 7'6" (2.97m x 2.29m)

FIRST FLOOR

Bedroom One

11'1" x 10'2" (3.38m x 3.10m)

Bedroom Two

11'1" x 11'8" (3.38m x 3.56m)

Bedroom Three

10'5" x 7'7" (3.18m x 2.31m)

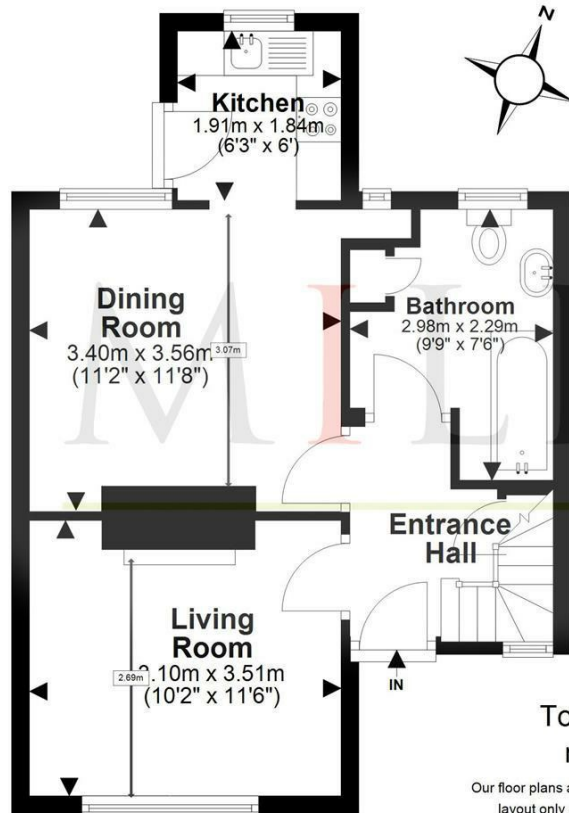
EXTERNAL AREA

Rights of Way (see notes)

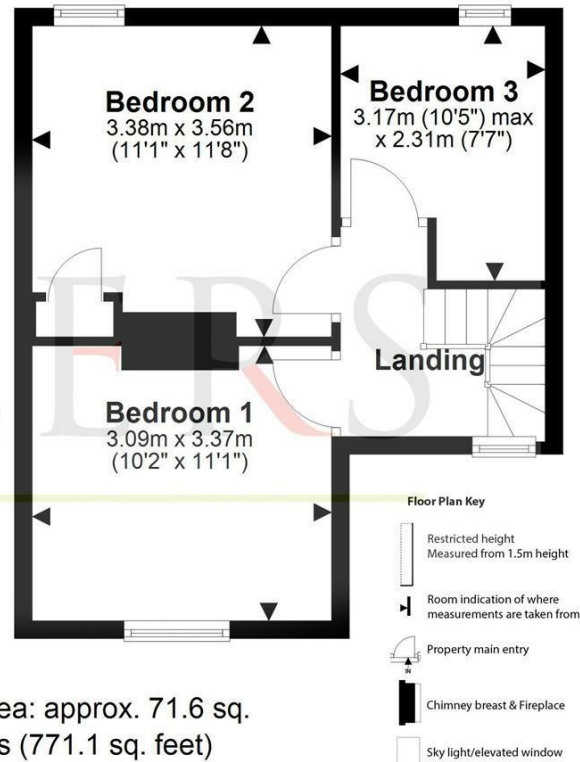
Additional Notes



Approx. 38.0 sq. metres (409.1 sq. feet)

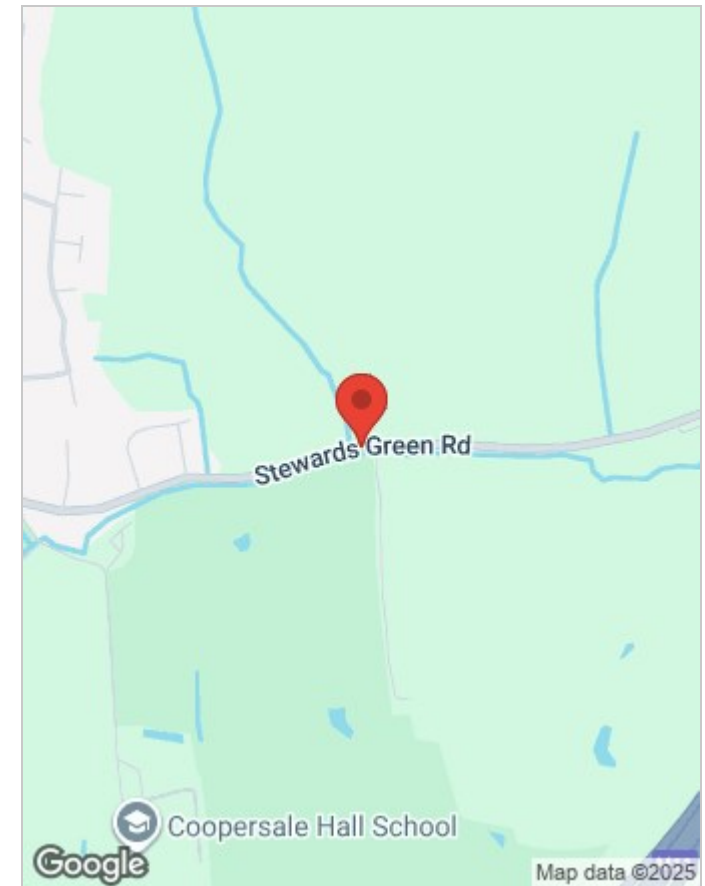


Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 71.6 sq.
metres (771.1 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 firm's 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	
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
			