



Stewards Green Road, Epping
Guide Price £520,000

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MILLERS
ESTATE AGENTS

* SEMI DETACHED COTTAGE * 3 BEDROOMS * 777.6 SQ FT VOLUME * FARMLAND VIEWS * LARGE GARDEN PLOTS * NO ONWARD CHAIN * POTENTIAL TO EXTEND (STP) *

Introducing this 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 a cosy living room with a feature fireplace, perfect for relaxing evenings. The kitchen breakfast room is equipped with a range of units and work surfaces with a built in oven, hob and extractor fan. 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 double and a 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 enjoys 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.

Stewards Green Road is within a close proximity to parts of Epping Forest, arable farmland & enjoys "The Merry Fiddlers" pub/restaurant. Being approx. 1.25 miles (2 km) from Epping Town centre which offers a busy High Street, pubs, restaurants, and leisure facilities. Several well-regarded state and private schools in the local area and various leisure facilities including golf courses, sport clubs and sport centres. Transport links are available at the 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





GROUND FLOOR

Kitchen

11'2" x 11'6" (3.40m x 3.51m)

Utility Room

5'11" x 7'5" (1.80m x 2.25m)

Living Room

10'2" x 11'3" (3.10m x 3.42m)

Bathroom

10' x 7'6" (3.05m x 2.29m)

FIRST FLOOR

Bedroom One

10'2" x 11'7" (3.09m x 3.52m)

Bedroom Two

11'6" x 11'8" (3.50m x 3.56m)

Bedroom Three

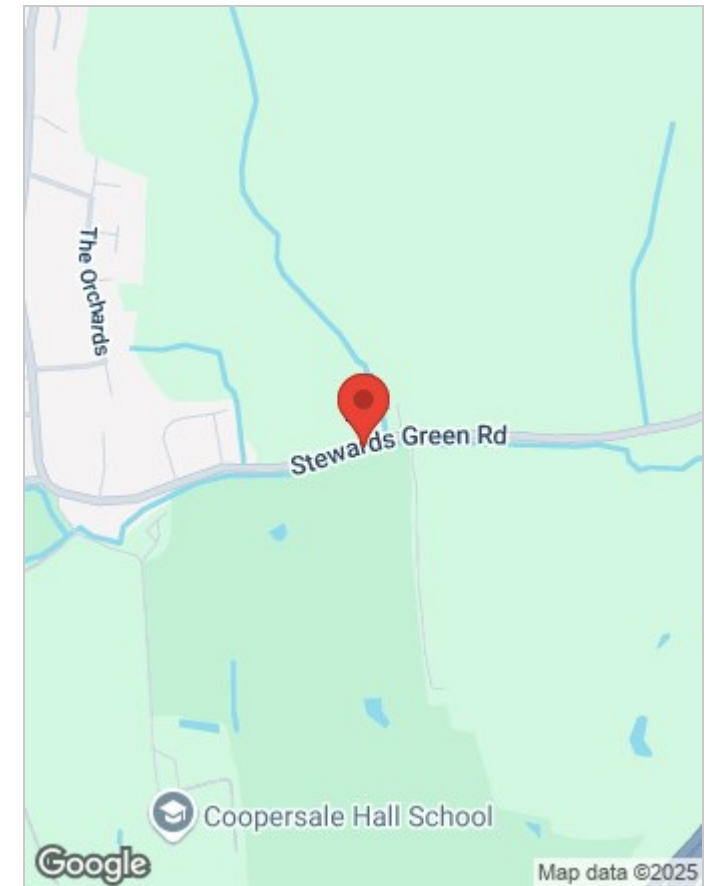
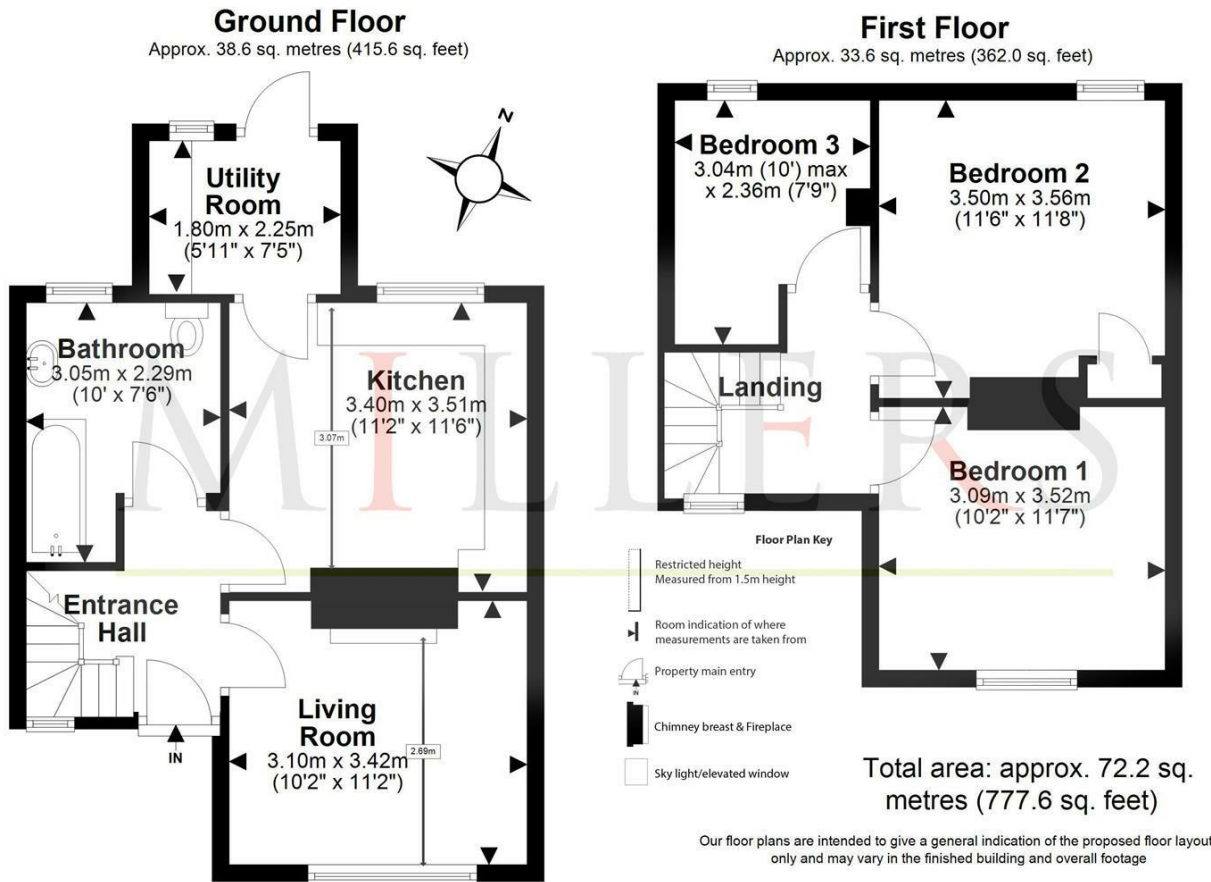
10'0" x 7'9" (3.04m x 2.36m)

EXTERNAL AREA

Rights of Way

Additional Notes





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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	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	53		(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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