



Kendal Avenue, Epping

O.I.E.O £1,400,000



MILLERS
ESTATE AGENTS

This beautifully renovated three-bed detached family home, features a separate one-bedroom detached annexe and is located in one of Epping's premier residential addresses. Every part of this home has been updated with care and features a long list of additions which include remote control blinds, Pylonix HIKVision CCTV & alarm system, a "Lutron" lighting system, plus a "Sonos" sound system for the lounge, kitchen, office & primary suite.

The large front driveway offers plenty of parking for family and visitors and double front doors open into a stunning entrance hall with a beautifully finished staircase. There is a stunning kitchen, breakfast dining area, perfect for socialising, with wall-to-wall bi-fold doors that open to the back garden. Handcrafted cabinetry from "Tom Howley" and modern appliances, including a Qooker tap, twin ovens, gas & induction hobs, a central island with twin wine chillers. An adjoining utility room helps keep the laundry out of sight. The spacious living room has plenty of windows that overlook the garden, making it cosy & inviting. There is a WC & study, which would work well as a home office or playroom.

Upstairs are three double bedrooms, two en-suites and a family bathroom with a large freestanding tub & a walk-in shower. The primary bedroom features a walk-in dressing room, opening doors and an en-suite. The one-bedroom detached annexe is a great addition. It's ideal for in-laws, teenagers, or an Airbnb rental. This well-designed space includes a living area, kitchen, luxury shower room & an extra WC. Outside, the courtyard-style garden is beautifully landscaped, making it a lovely place to relax.

Being a few minutes from the Central Line station, close to shops, cafes, and restaurants, including GAILS & M&S Foodhall. Families will appreciate the variety of local schools & the many green spaces & forest walks nearby. Overall, this is a wonderful place to live & call home.





MAIN HOUSE : GROUND FLOOR

Entrance Hall

Living Room

19'1" x 12'1" (5.82m x 3.68m)

Study

10'8" x 12'1" (3.25m x 3.69m)

Kitchen Dining Room

18'5" x 18'7" (5.62m x 5.67m)

Utility Room

4'2" x 6'3" (1.28m x 1.91m)

Cloakroom WC

3'11" x 3'11" (1.19m x 1.19m)

MAIN HOUSE : FIRST FLOOR

Landing

Bedroom One

10'11" x 20'0" (3.33m x 6.10m)

En-suite Shower Room

5'3" x 7'11" (1.60m x 2.41m)

Dressing Room

8'6" x 4'9" (2.58m x 1.46m)

Bedroom Two

9'6" x 14'5" (2.90m x 4.40m)

Bedroom Three

9'2" x 12'2" (2.80m x 3.70m)

En-suite Shower Room

8'1" x 9'3" (2.47m x 2.81m)

Bathroom

10'7" x 6'2" (3.23m x 1.88m)

DETACHED ANNEX : GROUND FLOOR

Kitchen

7'4" x 12'5" (2.23m x 3.78m)

Living Dining Room

18'3" x 11'10" (5.55m x 3.60m)

Shower Room

9'4" x 5'4" (2.84m x 1.63m)

DETACHED ANNEX : FIRST FLOOR

Bedroom One

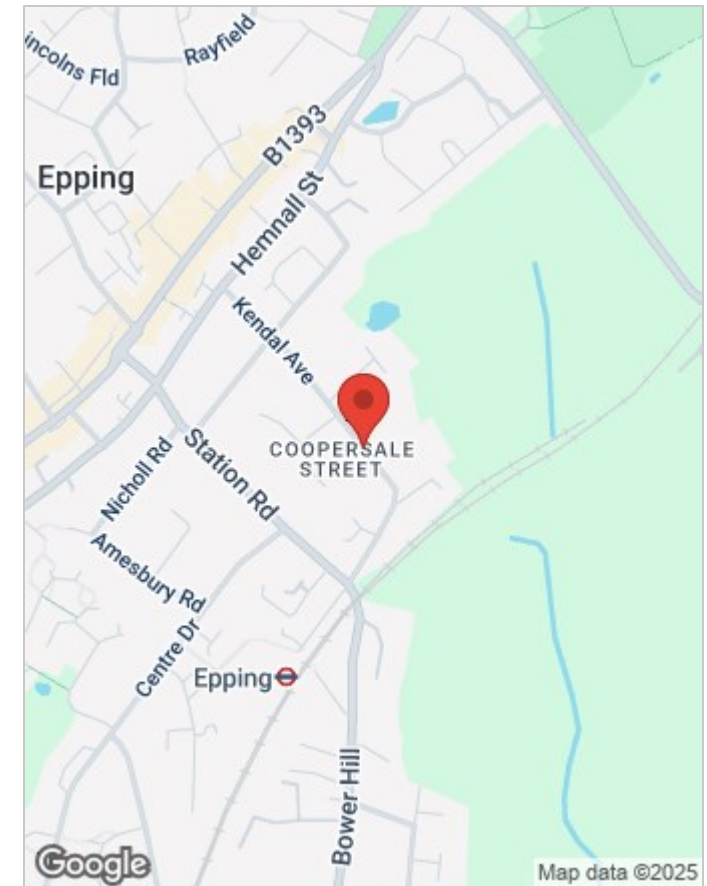
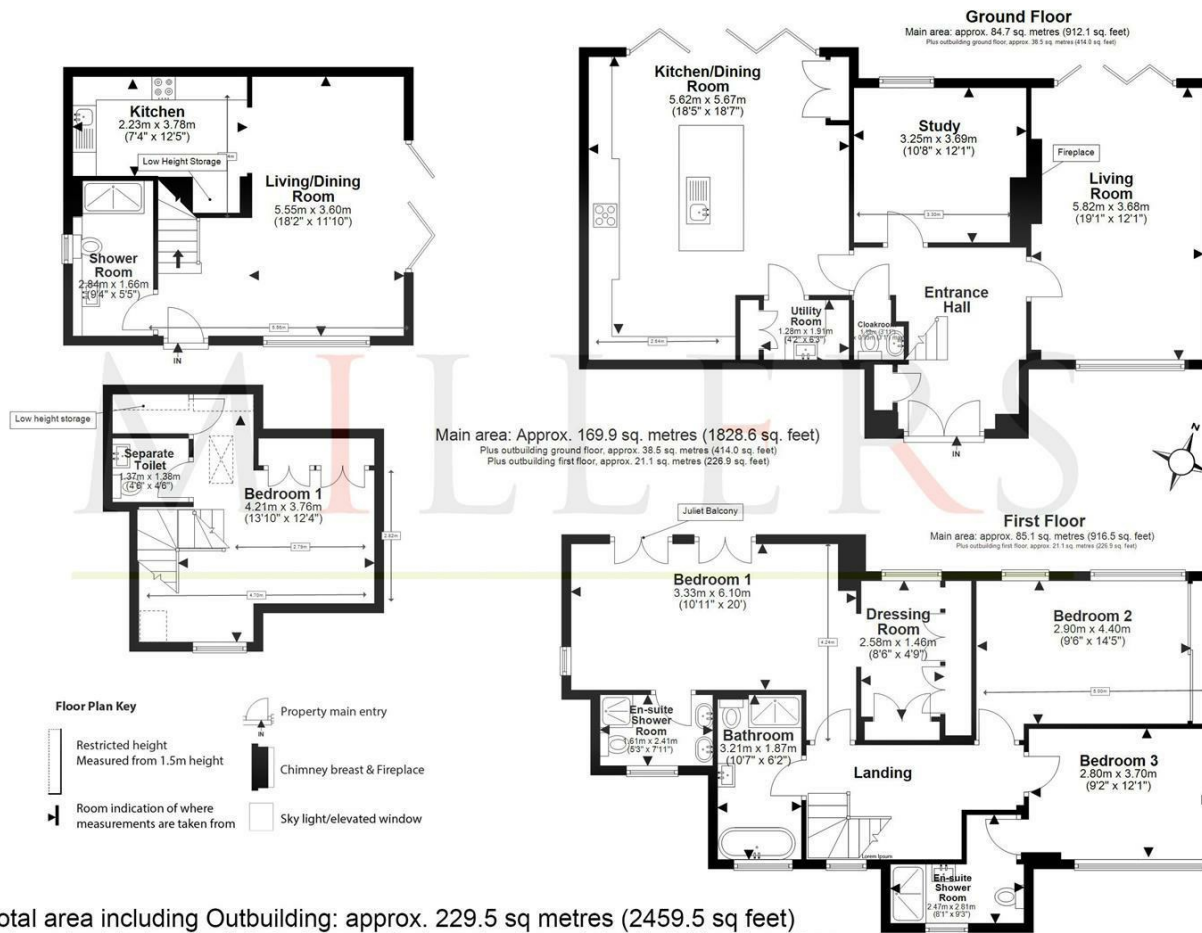
13'10" x 12'4" (4.21m x 3.76m)

Separate Toilet

4'6" x 4'6" (1.37m x 1.37m)

EXTERNAL AREA





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	

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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