



**James Street, Epping**

**Price Range £835,000 - £875,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE £835,000 - £875,000 \* DETACHED HOUSE \* THREE BEDROOMS \* BEAUTIFULLY REFURBISHED \* STYLISH INTERIORS \* SPECTACULAR REAR VIEWS \* CUL-DE-SAC LOCATION \* OFF ST PARKING \*

Located in a charming cul-de-sac on James Street in Epping, this beautifully refurbished detached three-bedroom house offers a modern and contemporary ambiance. With stunning views at the rear, off-street parking, and a generous living space of 1,440 square feet, this is a property not to be missed.

Upon entering, you'll find a welcoming hallway featuring fresh carpet and stairs leading to the upper landing. The entrance hall opens into a spacious open-plan living & dining area that flows seamlessly into the kitchen, which boasts spectacular views of the rear garden and the expansive countryside beyond. The modern kitchen includes a family breakfast bar & has side access to the rear garden. The lounge dining area feature double doors that open to the rear garden, creating an inviting family space ideal for relaxation & entertaining.

Upstairs, you will find three spacious bedrooms & a modern family bathroom, complete with a rainwater shower. The master bedroom includes an en-suite bathroom, while the second & third bedrooms are also generously sized. The property boasts a versatile rear garden with potential for extension (STP). Outside, there is off-street parking and side access to the rear. The garden is designed for enjoyment, featuring a raised patio, a lawn surrounded by shrubs and bushes, as well as various seating areas where you can take in the breathtaking views.

James Street is not just a house; but a home filled with the feeling of the countryside. Conveniently situated just a short walk from Lindsey Street convenience shop, as well as the busy High Street, which offers a everyday shops, bars, cafes & restaurants. Epping Town benefits with access to the Underground, serving London and close transport links to the M25 Waltham Abbey / M11 Hastingwood an A414 to Chelmsford.







## GROUND FLOOR

### Reception Room

12'6" x 11'2" (3.81m x 3.40m)

### Kitchen

10'10" x 10'6" (3.30m x 3.20m)

### Family Area

22' x 11'2" (6.71m x 3.40m)

### Dining Room

13'9" x 10'6" (4.19m x 3.20m)

## FIRST FLOOR

### Bedroom One

22'4" x 10'2" (6.81m x 3.10m)

### En-suite

10'6" x 3'7" (3.20m x 1.09m)

### Bedroom Two

20'4" x 11'10" (6.20m x 3.61m)

### Walk in Wardrobe

7'3" x 6'7" (2.21m x 2.01m)

### Bedroom Three

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

### Family Bathroom

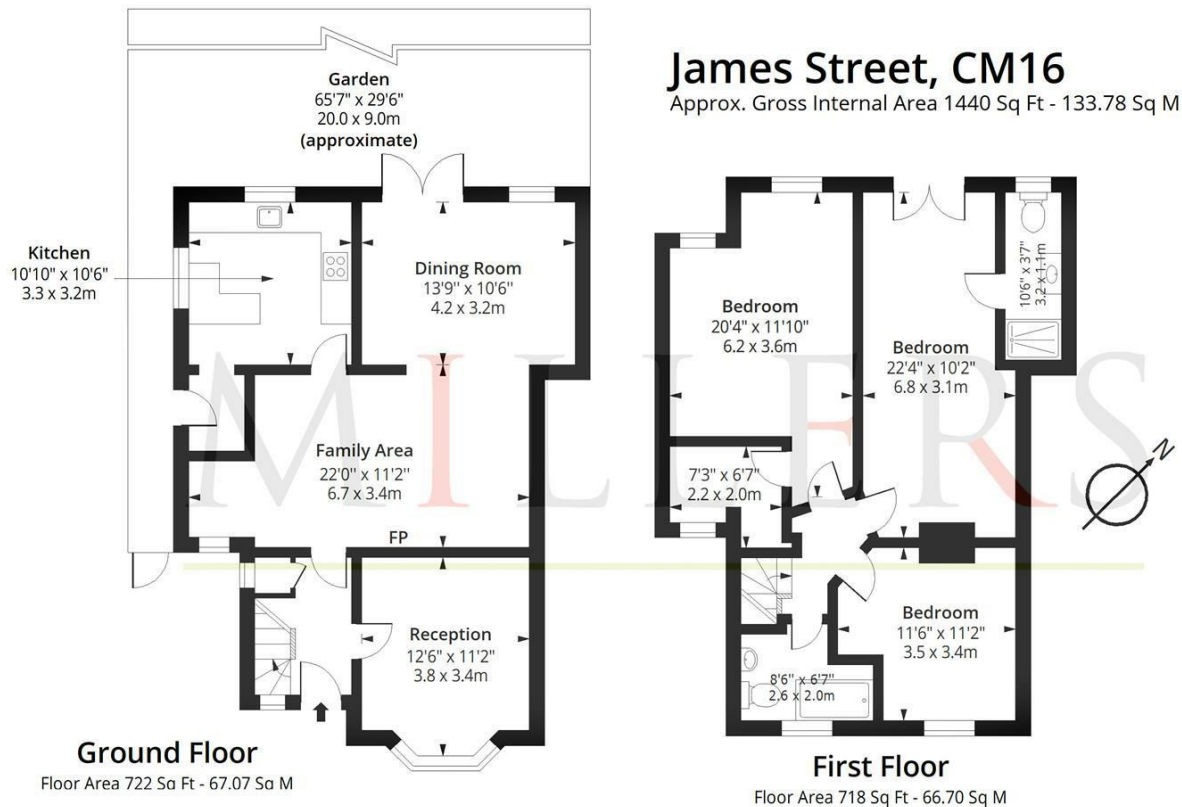
8'6" x 6'7" (2.59m x 2.01m)

## EXTERNAL AREA

### Rear Garden

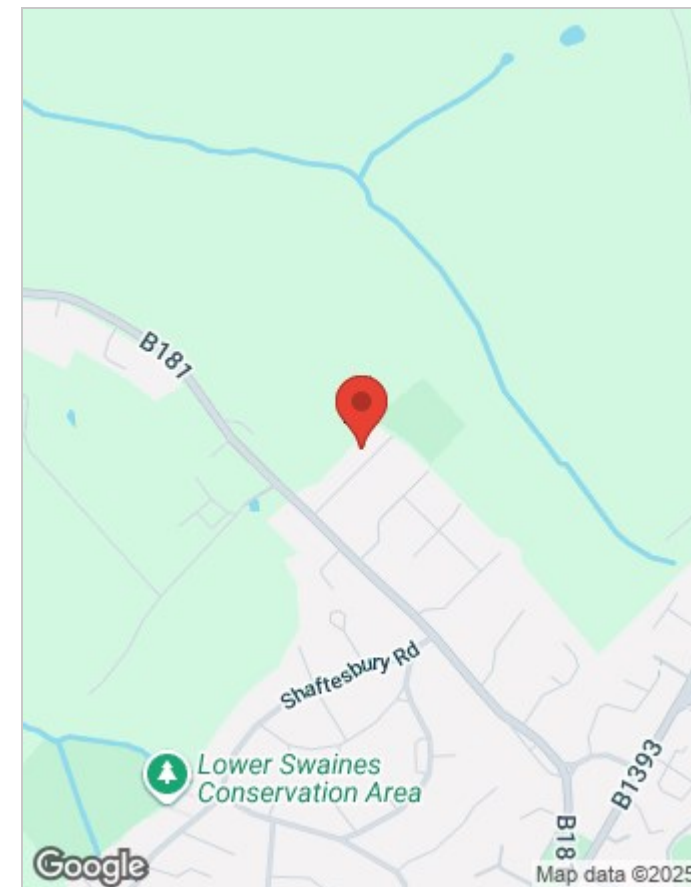
65'7" x 29'6" (19.99m x 8.99m)





Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 26/9/2025



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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