38 Charles Street

Epping

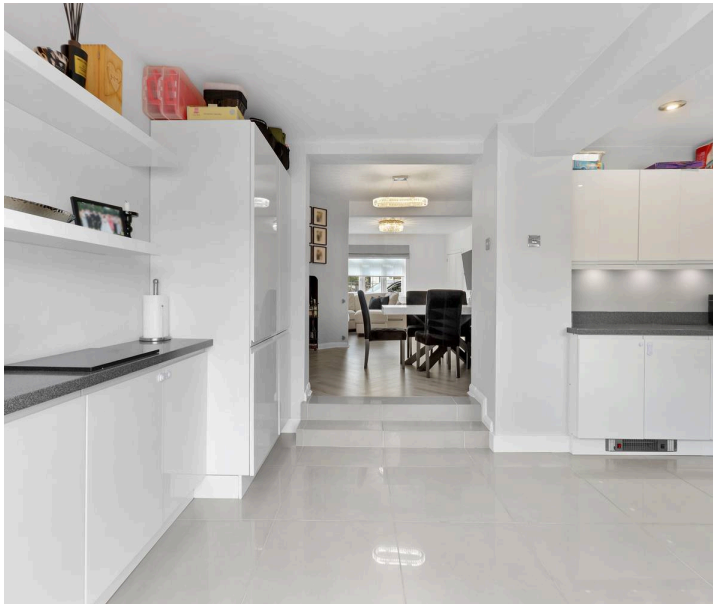
Council Tax band: D

Tenure: Freehold

- Two bedroom cottage style home
- Driveway
- Landscaped garden with side access
- Garage
- Fresh neutral interiors throughout
- Short walk to Epping station
- Underfloor heating in kitchen

Hammond & Smith







Porch

Entrance Hall

Lounge / Diner
21' 4" x 15' 5" (6.50m x 4.70m)

Kitchen
14' 9" x 8' 2" (4.50m x 2.50m)

Bedroom
15' 5" x 11' 6" (4.70m x 3.50m)

Bedroom
9' 6" x 8' 6" (2.90m x 2.60m)

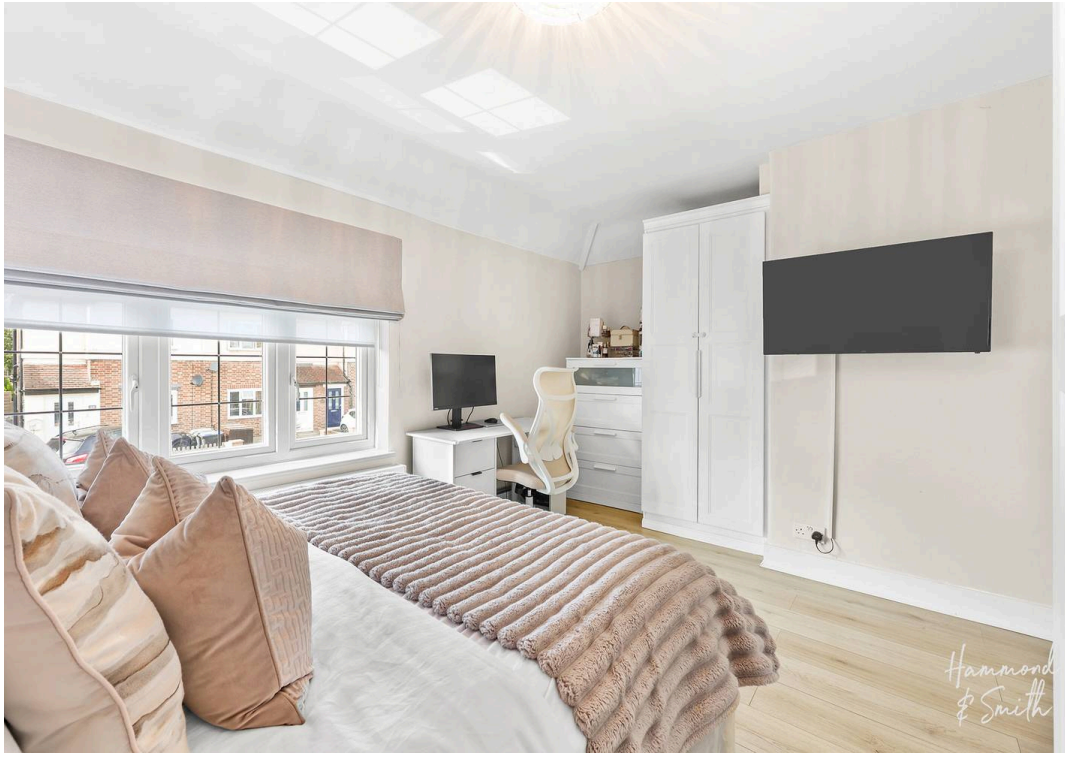
Bathroom
6' 7" x 5' 11" (2.00m x 1.80m)









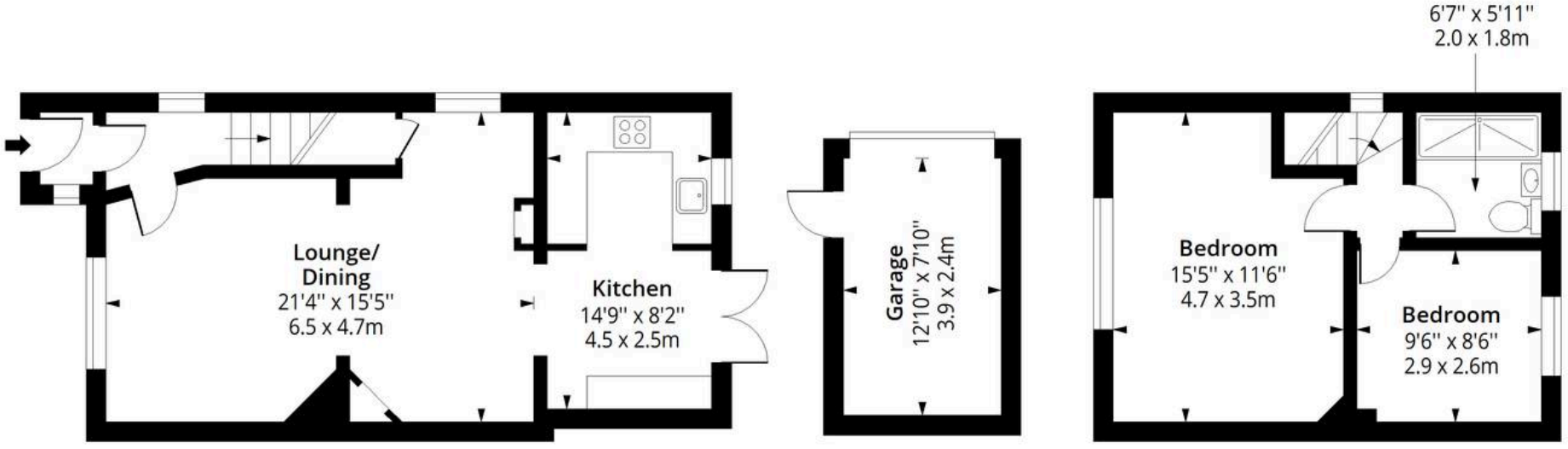






Charles Street CM16

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M
Approx. Gross Garage Area 101 Sq Ft - 9.38 Sq M



Ground Floor

Floor Area 471 Sq Ft - 43.76 Sq M

First Floor

Floor Area 329 Sq Ft - 30.56 Sq M

RICS Certified Property Measurer

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: 29/9/2026