



Chapel Road, Epping
Price Range £875,000 to £925,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £875,000 - £925,000 *
VICTORIAN SEMI DETACHED * THREE /
FOUR BEDROOMS * TWO BATHROOMS *
BASEMENT CONVERSION * SOUTH FACING
IMMACULATE REAR GARDEN *

Nestled on the charming Chapel Road in Epping, this extended Victorian semi-detached house offers a delightful blend of character and modern living. With three/four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The home features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is the basement conversion, which provides a versatile kitchen/dining family room. This space is perfect for gatherings, allowing for a seamless flow between cooking and dining, making it the heart of the home.

Conveniently located just 0.6 miles from Epping Station, commuting to London and beyond is a breeze. Additionally, the property is within walking distance of Epping High Street, where you can find a variety of shops, cafes, and local amenities, enhancing the appeal of this lovely home.

With the potential for a fourth bedroom, this property offers flexibility to suit your needs. The Victorian architecture adds a touch of elegance, while the modern extensions ensure comfort and practicality. This home is a rare find in a sought-after location, making it an excellent opportunity for those looking to settle in Epping. Don't miss the chance to make this charming house your new home.





GROUND FLOOR

Cloakroom WC

3'11" x 2'7" (1.19m x 0.79m)

Reception Room

30'8" x 12'10" max (9.35m x 3.91m max)

LOWER GROUND FLOOR

Kitchen/Breakfast Room

13'3" x 15'4" max (4.04m x 4.67m max)

Utility Room

4'10" x 6'8" (1.47m x 2.03m)

Family Room

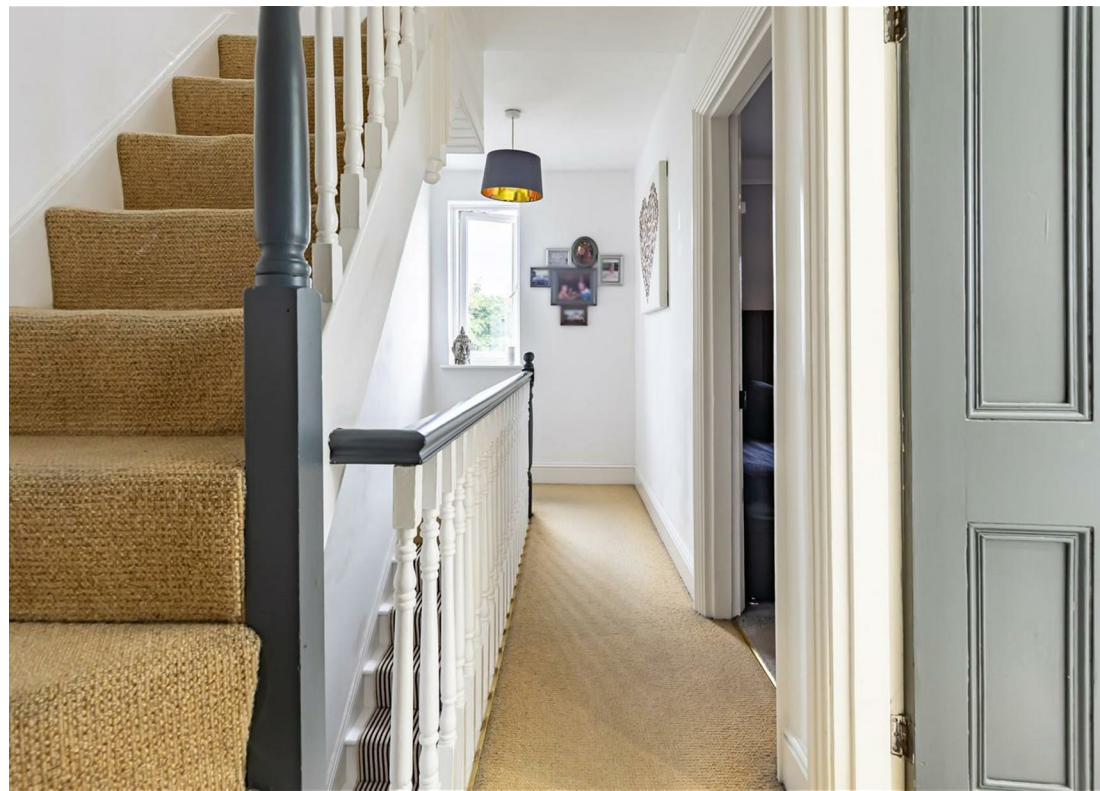
19'3" x 14'6" max (5.87m x 4.42m max)

Study

10'5" x 8'11" (3.18m x 2.71m)

Shower Room

5'10" x 5'4" (1.78m x 1.63m)



FIRST FLOOR

Bedroom One

14'2" x 14'3" (4.32m x 4.35m)

Bedroom Two

10'9" max x 13'11" (3.28m max x 4.24m)

Bathroom

10'9" x 3'11" (3.28m x 1.19m)

SECOND FLOOR

Bedroom Three

9'8" x 10'1" (2.94m x 3.08m)

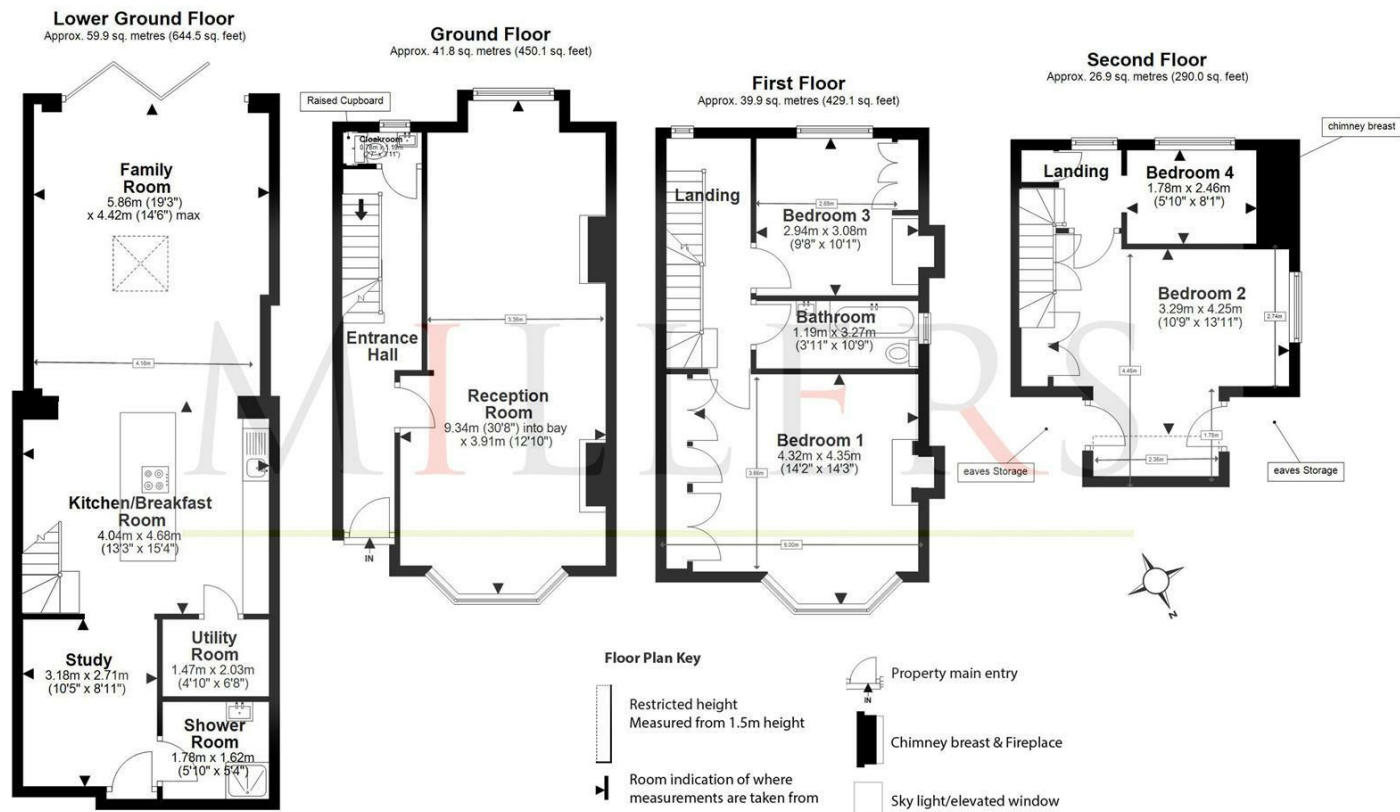
Bed Four / Nursery

5'10" x 8'1" (1.78m x 2.46m)

EXTERIOR

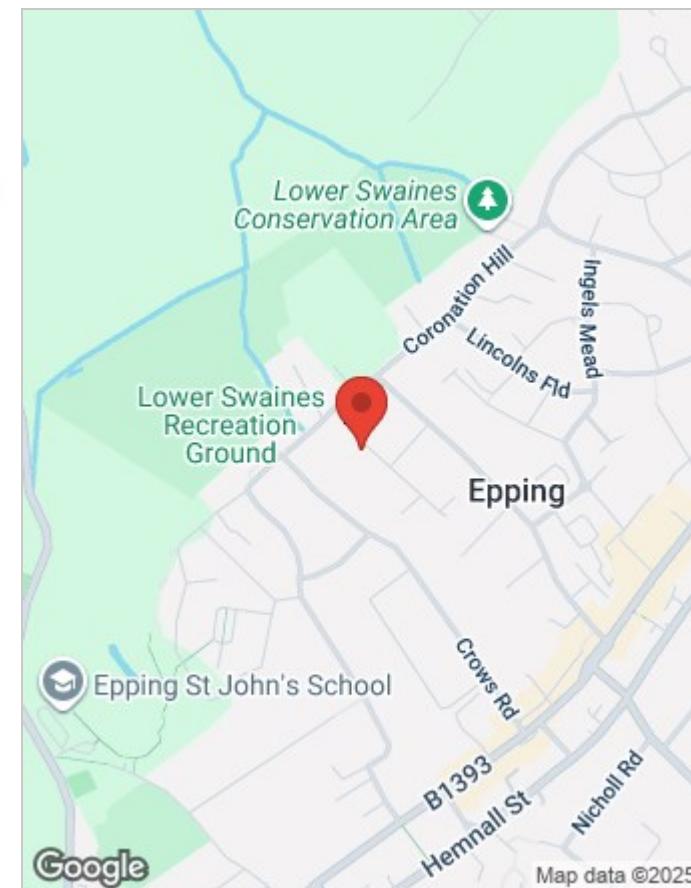
Rear Garden

97'0" x 21'0" (29.57m x 6.40m)



Total area: approx. 168.5 sq. metres (1813.7 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



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	81	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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