

37 Western Avenue

Epping

Council Tax band: D

Tenure: Freehold

- Four bedroom family home
- Spacious family bathroom
- Driveway
- Garden room
- Close to Ivy Chimneys Primary School
- Short walk to Epping station
- Easy access to Epping high street



Entrance porch

Living Room / Diner

23' 7" x 19' 0" (7.20m x 5.80m)

Kitchen

16' 5" x 9' 10" (5.00m x 3.00m)

WC

Bedroom

11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom

14' 1" x 7' 3" (4.30m x 2.20m)

Bedroom

11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom

8' 2" x 7' 10" (2.50m x 2.40m)

Bathroom

14' 5" x 5' 11" (4.40m x 1.80m)

Garden Room

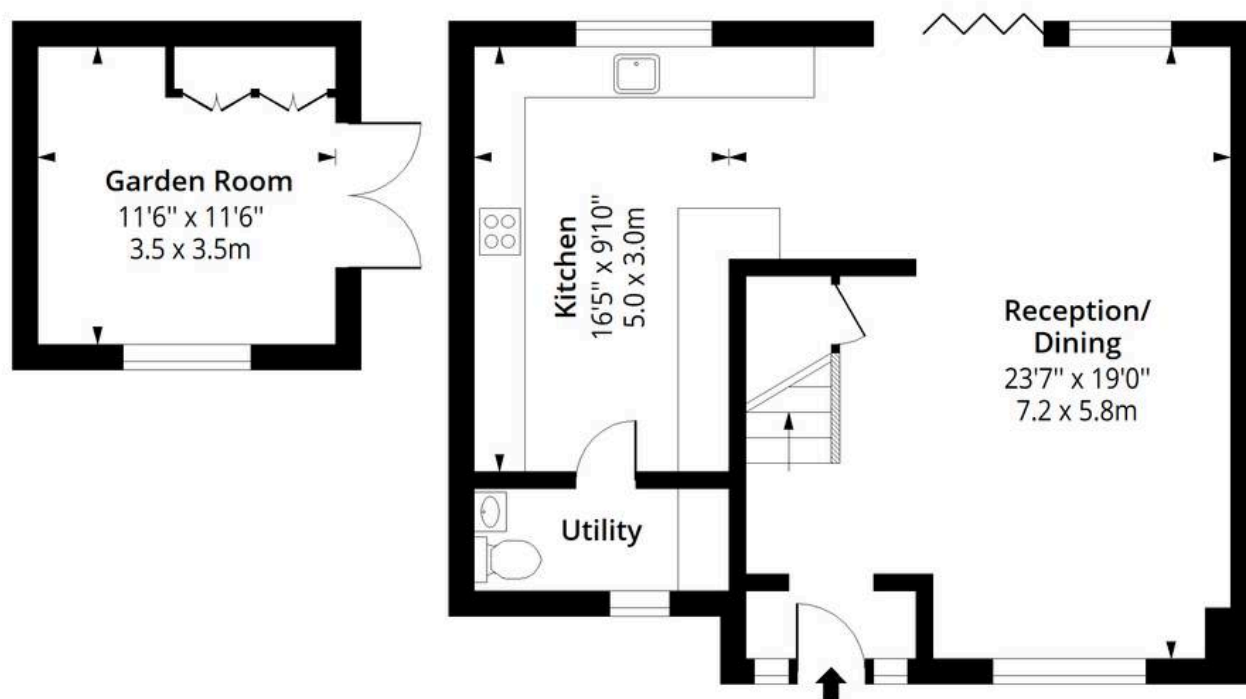
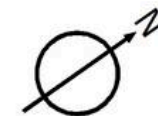
11' 6" x 11' 6" (3.50m x 3.50m)





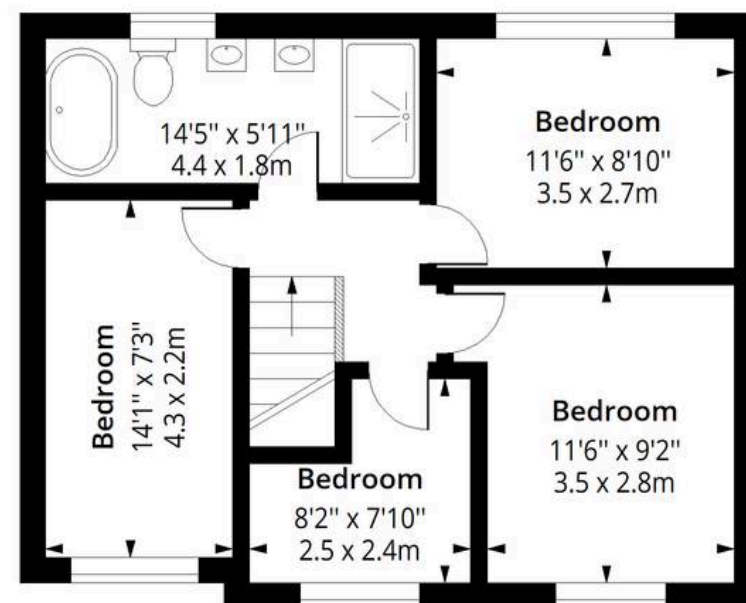
Western Avenue CM16

Approx. Gross Internal Area 1212 Sq Ft - 112.59 Sq M
Approx. Gross Garden Room Area 132 Sq Ft - 12.26 Sq M



Ground Floor

Floor Area 662 Sq Ft - 61.50 Sq M



First Floor

Floor Area 550 Sq Ft - 51.10 Sq M



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: 14/10/2026