



**Charles Street, Epping**  
**Asking Price £525,000**



**MILLERS**  
ESTATE AGENTS

**\* CHARACTER COTTAGE \* TWO RECEPTION ROOMS \*  
OFF STREET PARKING \* CLOSE TO EPPING STATION \*  
POTENTIAL TO EXTEND (STPP) \***

Tucked away on the picturesque Charles Street in Epping, this charming mid-terrace cottage beautifully blends characterful features with modern comforts. Offering 519 square feet of well designed living space, the home includes two appealing reception rooms ideal for relaxing or entertaining guests.

At the front of the property, the cosy lounge enjoys a striking feature fireplace that sets a warm and inviting tone. The kitchen, fitted with a convenient breakfast bar, flows effortlessly into a bright conservatory/dining area. This light-filled space is perfect for family meals or social gatherings, with doors opening directly onto the rear garden to create a smooth indoor-outdoor connection.

Upstairs are two well proportioned bedrooms, offering peaceful retreats for rest and privacy, along with a family bathroom that serves the home comfortably. Additional benefits include off-street parking for two cars and a smart block-paved front garden that adds to the property's curb appeal.

The rear garden features a decked patio ideal for alfresco dining in the warmer months while the rest of the garden is laid to lawn, providing a pleasant green space for leisure or play. A garden shed offers useful extra storage, and convenient rear access completes the picture.

Located just a short stroll from Epping Central line station, this property is perfectly positioned for commuters and those who enjoy the area's vibrant local amenities. This delightful cottage presents an excellent opportunity to settle in a highly sought-after location, combining charm, comfort, and everyday practicality.





## GROUND FLOOR

### Lounge

15'2 x 12'2 (4.62m x 3.71m)

### Kitchen

15'5 x 9'6 (4.70m x 2.90m)

### Dining Conservatory

13'1 x 11'10 (3.99m x 3.61m)

## FIRST FLOOR

### Bedroom One

12'6 x 10'10 (3.81m x 3.30m)

### Bedroom Two

9'6 x 8'10 (2.90m x 2.69m)

### Bathroom

6'7 x 5'7 (2.01m x 1.70m)

## EXTERIOR

### Block Paved Driveway

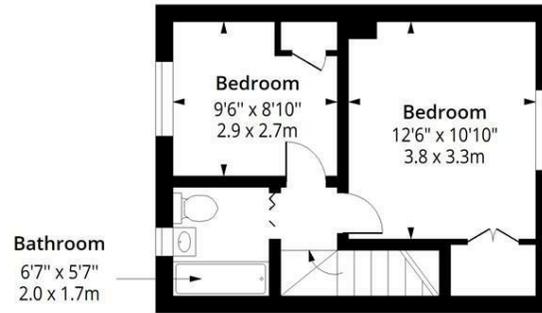
### Rear Garden

52'6 x 16'5 (16.00m x 5.00m)

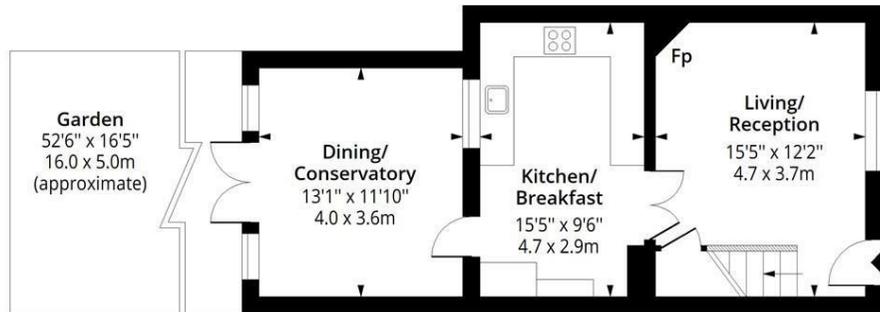


# Charles Street, CM16

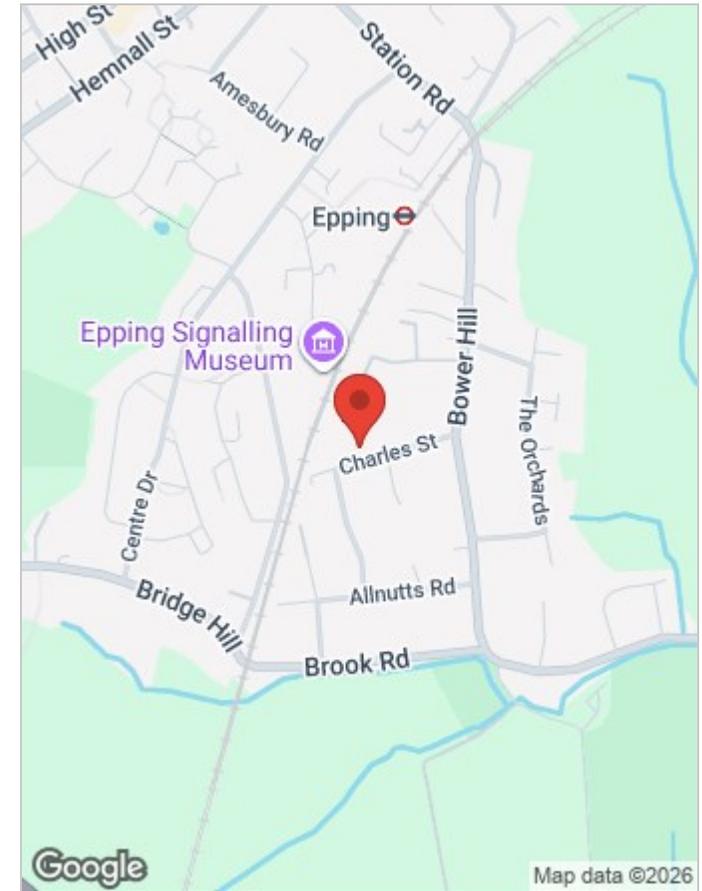
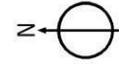
Approx. Gross Internal Area 850 Sq Ft - 78.97 Sq M



Floor Area 331 Sq Ft - 30.75 Sq M



Floor Area 519 Sq Ft - 48.22 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: 9/12/2025

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>