



St. Johns Road, Epping

Price Range £500,000 to £525,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £500,000 - £525,000 * TWO BEDROOMS * SEMI DETACHED PERIOD COTTAGE * MODERN FITTED KITCHEN * MODERN FIRST FLOOR BATHROOM * OVER 100 FT REAR GARDEN * CLOSE TO HIGH STREET * ACCESIBLE TO EPPING STATION * VIEWS VERY WELL *

Nestled on the charming St. Johns Road in Epping, this beautifully presented two-bedroom semi-detached cottage offers a delightful blend of modern comfort and traditional character. Upon entering, you will be greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The property boasts a newly fitted kitchen, which has been thoughtfully designed to meet the needs of contemporary living, alongside a recently redecorated interior that enhances its appeal.

The two well-proportioned bedrooms provide ample space for rest and relaxation, making this home ideal for small families or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the expansive rear garden, measuring over 100 feet. This outdoor space presents a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting. Additionally, there is potential to extend the property, allowing for further personalisation and enhancement to suit your lifestyle.

Situated close to Epping High Street, residents will benefit from a variety of local shops, cafes, and amenities, all within easy reach. Epping Station is also nearby, providing excellent transport links to London and beyond, making this location perfect for commuters.

In summary, this semi-detached cottage on St. Johns Road is a rare find, combining modern updates with the charm of a traditional home, all in a prime location. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence.





GROUND FLOOR

Living Dining Room

27'5" x 10'11" (8.36m x 3.35m)

Kitchen

9'6" x 6'1" (2.90m x 1.85m)

FIRST FLOOR

Landing

Bedroom One

11'0" x 11'6" max (3.35m x 3.51m max)

Bedroom Two

12'0" x 4'10" (3.66m x 1.47m)

Bathroom

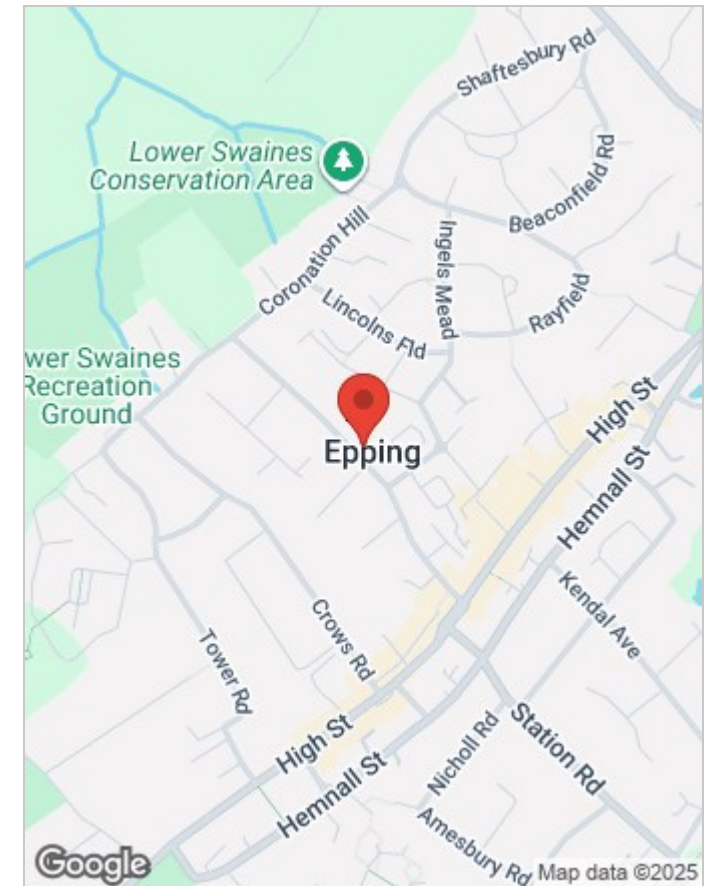
9'2 x 6'1 (2.79m x 1.85m)

EXTERNAL AREA

Rear Garden (max)

147'0" max x 13'10" (44.81m max x 4.24m)





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		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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