

# 69 St. Johns Road

Epping, Epping

Arranged across three floors, this gorgeous four bedroom Victorian home has been lovingly remodelled for modern family living. Nestled along one of Epping's most desirable roads, new memories are waiting to be made here.

Council Tax band: D

Tenure: Freehold

- Four bedroom Victorian home
- Arranged across three floors
- Ensuite shower room
- South facing garden
- Short walk to Epping high street and tube
- Close to Epping Primary School



Hammond  
& Smith

**Hallway**

**Lounge**

14' 9" x 11' 10" (4.49m x 3.60m)

**Dining Area**

12' 8" x 12' 1" (3.87m x 3.68m)

**Kitchen**

14' 6" x 6' 11" (4.43m x 2.11m)

**Bathroom**

6' 3" x 5' 5" (1.90m x 1.64m)

**Bedroom**

12' 0" x 9' 11" (3.67m x 3.01m)

**Bedroom**

12' 1" x 9' 11" (3.69m x 3.01m)

**Bedroom**

8' 9" x 4' 11" (2.67m x 1.49m)

**Bedroom**

13' 10" x 9' 2" (4.22m x 2.80m)

**Ensuite Shower Room**

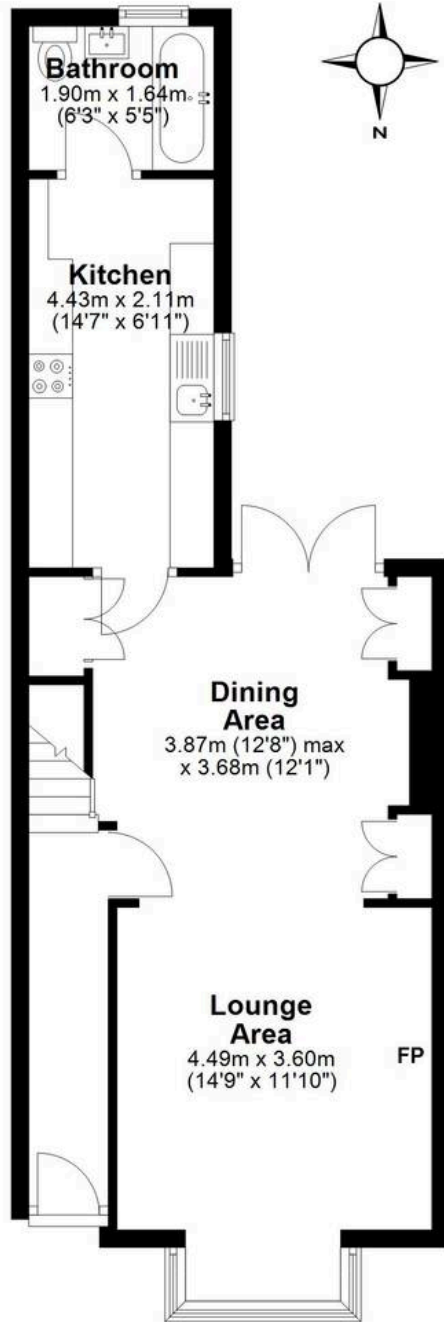
8' 4" x 3' 9" (2.55m x 1.15m)





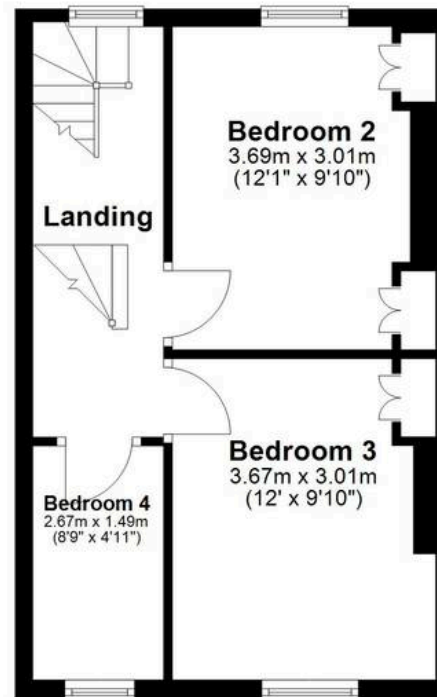
## Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



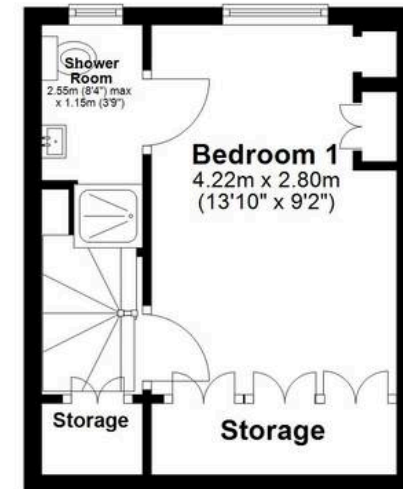
## First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



## Second Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)