



James Street, Epping  
Asking Price £749,995

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MILLERS  
ESTATE AGENTS

**\* EXTENDED SEMI-DETACHED \* THREE DOUBLE BEDROOMS \* TWO BATHROOMS \* STUNNING CONDITION \* POPULAR RESIDENTIAL STREET \* 100 METERS TO OPEN COUNTRYSIDE \* 5 MINS - 1.2 MILES TO STATION \***

This beautifully presented three-bedroom family home has been thoughtfully extended to offer versatile living space in exceptional condition. Found on the outskirts of Epping Town, the property enjoys a wonderful position adjacent to open parkland and rolling arable farmland. Inside, you will find a welcoming lounge and dining area with a cozy fireplace and elegant flooring, an open plan kitchen breakfast room, complemented by a Victorian-style bath suite and landscaped gardens. While peacefully located to the north of the High Street, this stunning home remains within walking distance of both the High Street and Epping Tube Station, providing convenient access into London.

Stepping inside, a welcoming entrance hall flows into a spacious reception area offering a warm and inviting atmosphere. To the rear, the extended kitchen breakfast room is fitted with a range-style cooker, white granite worktops and space for an American-style fridge freezer, making it ideal for family gatherings and entertaining. A separate utility room and a practical downstairs cloakroom add to the convenience. Upstairs, three generous double bedrooms await, including a master with its own en-suite shower room, while the family bathroom features a stylish Victorian suite. Outside, the landscaped rear garden is mainly laid to lawn, complemented by a composite decked patio and side access. The front of the property offers block-paved hardstanding, with gated access to the rear.

This superb home presents beautifully and an internal viewing is highly recommended to fully appreciate all it has to offer.





## GROUND FLOOR

### Cloakroom WC

5'10" x 3' (1.52m'3.05m x 0.91m')

### Living Room

21'5" x 9'11" (6.53m x 3.02m)

### Kitchen Dining Room

17' x 12'2" (5.18m x 3.71m)

### Utility Room

9'5" x 6'0" (2.87m x 1.83m)

## FIRST FLOOR

### Bedroom One

11'9" x 8'10" (3.58m x 2.69m)

### En-suite Shower Room

6'5" x 5'8" (1.96m x 1.73m)

### Bedroom Two

10'5" x 9' (3.18m x 2.74m)

### Bedroom Three

12'2" x 6'11" (3.71m x 2.11m)

### Bathroom

8'2" x 7' (2.49m x 2.13m)

## EXTERIOR AREA

### Rear Garden

61' x 23'5" (18.59m x 7.14m)

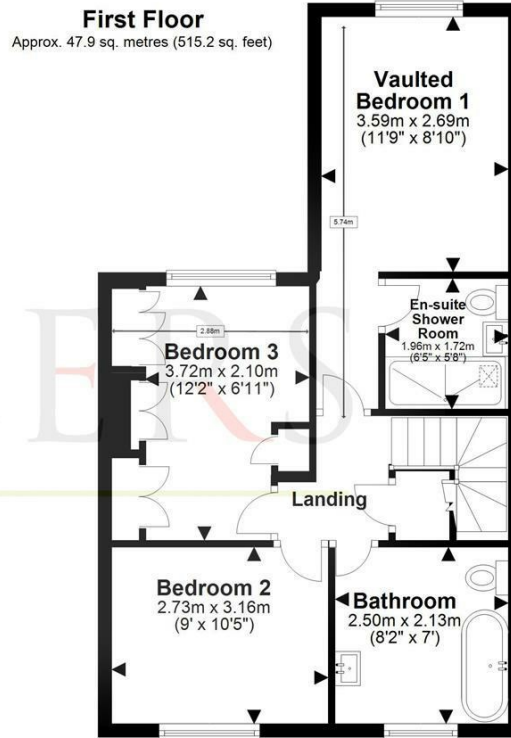


**Ground Floor**  
Approx. 54.1 sq. metres (582.2 sq. feet)



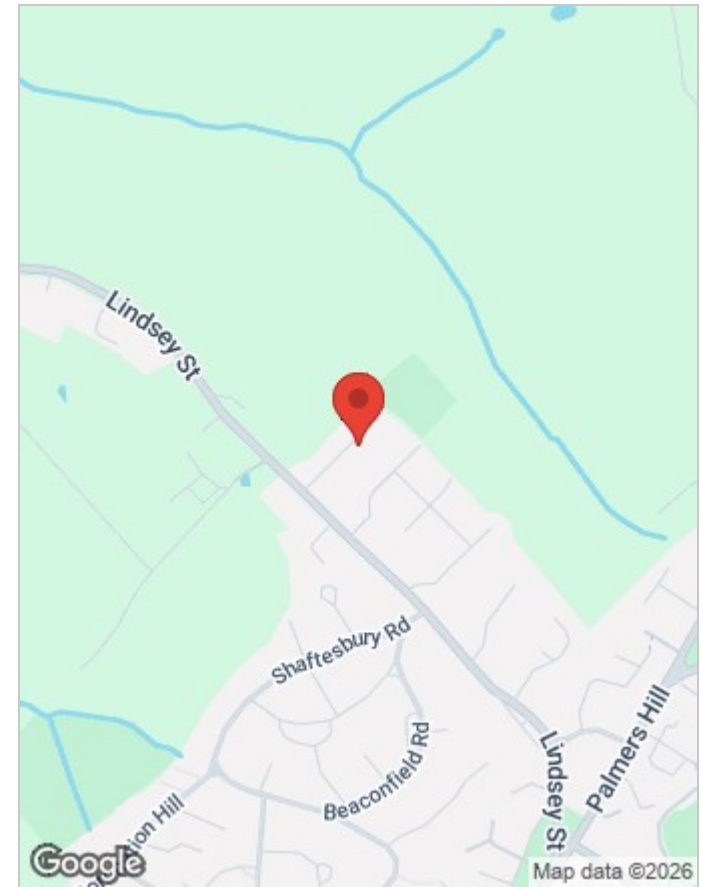
- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

**First Floor**  
Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 101.9 sq. metres (1097.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

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.