



Charles Street, Epping, CM16

£475,000 Offers Over

Hammond
& Smith

Property Description

**** OPEN HOUSE 11TH JUNE **** A bright and colourful two bedroom mid-terrace home in the sought-after location of Charles Street, Epping.

"Epping is such a lovely place to live, with many restaurants and coffee shops. Epping is the golden mean between city and country life: An easy commute into London with its hustle and bustle, yet more of a community feel and lovely forest walks on your doorstep."

Just a short stroll from Epping Station, with off-road parking and gorgeous garden, this home offers much more than the traditional two up, two down. Inside you will find a cosy and contemporary living space with oodles of opportunity to add your own mark. The lounge/diner provides great space, built-in storage and a calming soft palette - the perfect combination for your chosen furniture, bits and bobs. What's more the extended kitchen is equipped with plenty of storage, integrated oven and hob, and gorgeous views onto the rear garden. A handy WC completes the ground floor.

Upstairs you will find two bedrooms and the family bathroom. Currently used as the perfect home work space, bedroom two could equally make a great nursery, guest bedroom or even a walk-in dressing room of dreams! Elsewhere, the spacious bathroom includes charming wooden panelling, walk-in shower and soak worthy roll top tub.

Completing this home, the secluded garden is a real gem. Beautifully balanced with patio, lawn and mature green foliage this is a great spot for entertaining friends.

CM16s charms need little introduction but if you're new to the area, Charles Street would make a great location for any homebuyer - and perhaps a standout spot for a first home. Weekend adventures await you here, hopping



on the tube and arriving in the city within 20 minutes; or taking a short walk to Epping's fabulous High Street, enjoying a coffee followed by a stroll in the forest. With plenty of warmth and charm, this home is ready to welcome its new homeowners.

EPC Rating: D

Key Features

- ✓ CLOSE TO EPPING STATION
- ✓ IDEAL FIRST TIME BUY
- ✓ OFF ROAD PARKING
- ✓ POTENTIAL TO EXTEND (STP)
- ✓ DOWNSTAIRS WC
- ✓ DOUBLE GLAZED
- ✓ GAS CENTRAL HEATING
- ✓ CLOSE TO EPPING GOLF COURSE



Rooms

Entrance Hall

11' 8" x 12' 8" (3.56m x 3.85m)

Lounge Area

11' 8" x 12' 8" (3.56m x 3.85m)

Dining Area

10' 5" x 14' 8" (3.18m x 4.47m)

Wc

5' 11" x 7' 1" (1.80m x 2.13m)

Kitchen

14' 5" x 9' 11" (4.4m x 3.03m)

First Floor

11' 8" x 12' 8" (3.56m x 3.85m)

Bedroom One

11' 9" x 12' 10" (3.58m x 3.91m)

Bedroom Two

11' 3" x 7' 1" (3.42m x 2.15m)

Bathroom

9' 10" x 7' 6" (3m x 2.28m)

External Areas

Garden

Off Road

1 Parking Space







All



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