

40 St. Johns Road

Epping, Epping

Council Tax band: D

Tenure: Freehold

- EPC RATING D
- REAR ACCESS
- POTENTIAL TO EXTEND
- MODERN BATHROOM
- HOME OFFICE TO REAR
- DOUBLE GLAZED SASH WINDOWS
- SHORT WALK TO HIGH STREET
- FREEHOLD
- CLOSE TO EPPING STATION
- SUMMER HOUSE



Hammond
& Smith

Lounge

13' 11" x 11' 10" (4.24m x 3.61m)

Dining Room

13' 5" x 11' 10" (4.09m x 3.61m)

Kitchen

19' 6" x 7' 5" (5.94m x 2.26m)

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Loft Room

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom 2

13' 1" x 8' 3" (3.99m x 2.51m)

Family Bathroom

9' 6" x 7' 5" (2.90m x 2.26m)

Garden Room

11' 0" x 9' 0" (3.35m x 2.74m)

Garden Office

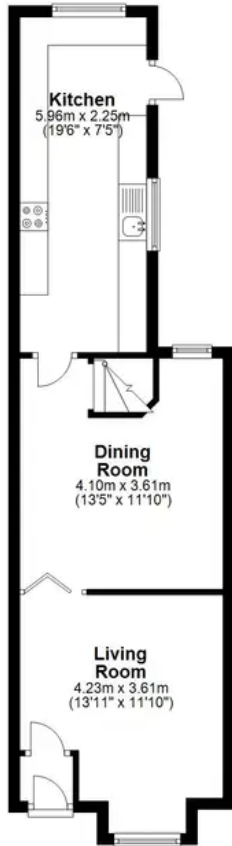
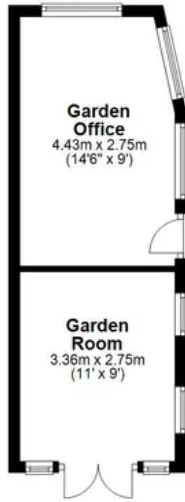
14' 6" x 9' 0" (4.42m x 2.74m)





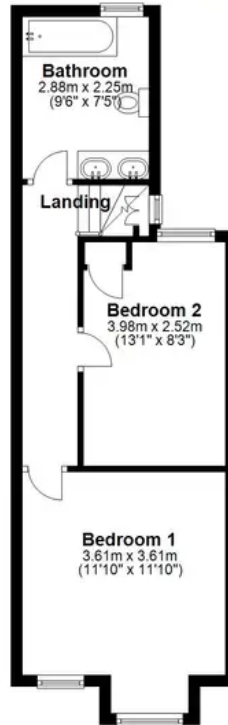
Ground Floor

Main area: approx. 42.7 sq. metres (459.8 sq. feet)
Plus outbuildings, approx. 21.4 sq. metres (230.3 sq. feet)



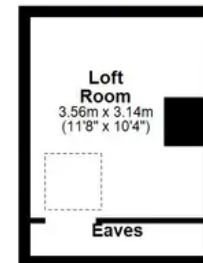
First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Second Floor

Approx. 13.3 sq. metres (143.2 sq. feet)



Main area: Approx. 93.5 sq. metres (1006.4 sq. feet)
Plus outbuildings, approx. 21.4 sq. metres (230.3 sq. feet)