



Price

£1,250,000  
Freehold

Chapel Road, Epping, Essex, CM16



## Chapel Road, Epping, Essex, CM16

0.8 miles from Epping Station

16.9 miles from Stansted Airport

17.1 miles from Liverpool Street Station

An ideal project for an investor or property developer. This house comes with planning permission to extend the existing house and permission for a further three bedroom house to be built.

4 bedroom Victorian house with off road parking  
Excellent condition throughout  
Large rear garden  
Planning permission already granted for large scale extensions  
Planning permission granted for outbuilding/annexe  
Conveniently located for both the High Street and station







This stunning Victorian detached house is conveniently located for both the High Street, station and local primary and secondary schools making it the perfect for families. The house is positioned in a quiet cul-de-sac with off road parking and benefits from a large rear garden.

Upon entering this stunning house, you are met with a bright and inviting entrance hall that leads to all the ground floor rooms. The lounge features a large bay window that illuminates the room which leads to the dining area creating a versatile and inviting space to unwind and relax after a long day. Adjoining the dining area is one of two conservatories.

The adjacent kitchen is ideal for hosting family and friends complete with integrated appliances and wine cooler. Connected to the kitchen you are greeted by the second bright and modern double storey conservatory with panoramic views of the garden which is perfect for spending summer evenings in.

Upstairs is comprised of four spacious bedrooms, one with fitted wardrobes, the other bedrooms are equally as inviting and charming. Located at the end of the hallway is the modern four piece bathroom.

Planning permission has been granted for large scale extensions as well as a separate outbuilding/annexe should you require the additional space.

## What the owner says...

"Nestled in the picturesque area of Epping, Essex, our stunning house exudes charm and elegance at every turn. Surrounded by lush greenery and serene landscapes just a short walk away, this residence offers an idyllic retreat from the hustle and bustle of city life.

Situated in a superb area, surrounded by lush greenery and serene landscapes our house enjoys numerous benefits, including easy access to essential amenities such as shops, restaurants, and recreational facilities. The vibrant community of Epping provides a welcoming atmosphere, where neighbours become friends and every day feels like a celebration of community spirit.

One of the standout features of our location is its continual improvement, with ongoing developments enhancing the quality of life for residents. From upgraded infrastructure to innovative urban planning initiatives, Epping is a place that is always evolving for the better.

In summary, our beautiful house offers not just a place to live, but a lifestyle enriched by its superb location, continual improvement, and access to excellent education. It's a haven where memories are made and dreams are realised, making it the perfect place to call home."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Lounge

14'7 x 13'10 (4.45m x 4.22m)

### Dining Area

13'10 x 11'11 (4.22m x 3.63m)

### Conservatory 1

10'7 x 9'8 (3.23m x 2.95m)

### Kitchen

12'10 x 9'10 (3.91m x 3.00m)

### Utility Room

7'11 x 6'9 (2.41m x 2.06m)

### Cloakroom

### Conservatory 2

8'3 x 7'9 (2.52m x 2.36m)

## BASEMENT

### Basement 1

13'10 x 12'0 (4.22m x 3.66m)

### Basement 2

13'10 x 10'6 (4.22m x 3.20m)

### Basement 3

24'11 x 5'8 (7.60m x 1.73m)

### Basement 4

13'0 x 10'0 (3.97m x 3.05m)

### Conservatory 2

8'3 x 7'9 (2.52m x 2.36m)

## First Floor

### Landing

### Bedroom 1

14'0 x 12'0 (4.27m x 3.66m)

### Bedroom 2

14'7 x 11'5 (4.45m x 3.48m)

### Bedroom 3

12'10 x 9'10 (3.91m x 3.00m)

### Bedroom 4

13'11 x 6'10 (4.24m x 2.08m)

## Bathroom

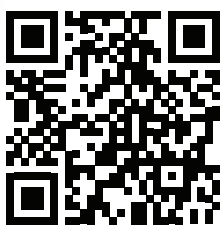
## OUTSIDE

### Off Road Parking

### Rear Garden

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Available on the  
**App Store**



Viewing: Strictly by appointment with Fine & Country's offices in:

**Loughton on 020 8418 0018**

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[loughton@fineandcountry.com](mailto:loughton@fineandcountry.com)

**London office**

121 Park Lane, Mayfair, London, W1K 7AG



[fineandcountry.com](http://fineandcountry.com)

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
52	80