

# 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**

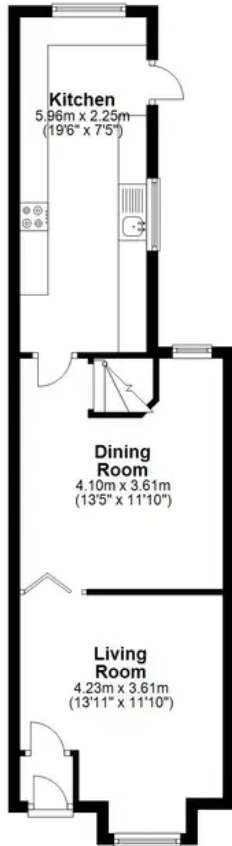
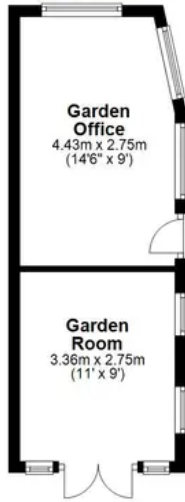
14' 6" x 9' 0" (4.42m x 2.74m)





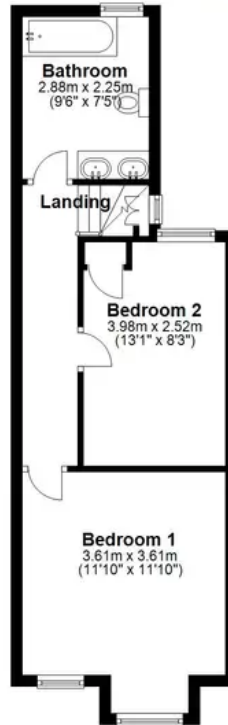
### Ground Floor

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



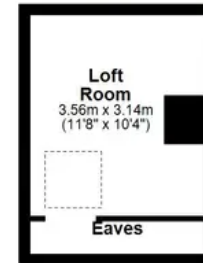
### First Floor

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)