



Mowbray Close, Epping

Asking Price £725,000

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MILLERS
ESTATE AGENTS

**STUNNING TOWN HOUSE * THREE BEDROOMS *
THREE BATH/SHOWER ROOMS * GARAGE *
IMMACULATE THROUGH OUT ***

Nestled in the charming Mowbray Close, Epping, this superb townhouse offers a delightful blend of modern living and convenience. Spanning an impressive 1,492 square feet, this three-bedroom property is presented in excellent decorative order and boasts versatile accommodation, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom and an integral garage, complete with power and light. The heart of the home is the stunning open-plan living area, which features a contemporary kitchen equipped with high-end integrated appliances, granite work surfaces, and a breakfast bar. This space seamlessly flows into a comfortable TV and dining area, enhanced by bi-fold doors that open onto the rear garden, perfect for entertaining or enjoying the outdoors.

The first floor hosts a spacious living room, adorned with double doors and windows that lead to a generous balcony terrace, providing a lovely spot to relax. Additionally, the third bedroom also benefits from its own balcony overlooking the picturesque courtyard gardens to the front.

On the top floor, you will find two well-proportioned double bedrooms, one of which features built-in wardrobes. Both bedrooms are complemented by modern ensuite shower rooms, ensuring privacy and comfort.

The rear garden is a delightful retreat, featuring a patio area that transitions to a lush lawn bordered by various shrubs and bushes. The property also includes allocated parking and access to beautifully manicured communal courtyard gardens at the front.

Ideally situated within walking distance to Epping's vibrant High Street and station, this townhouse is also conveniently close to local amenities, a senior school, and parkland. This property truly represents a wonderful opportunity for those seeking a stylish and practical home in a sought-after location





Entrance Hall

Garage

17'2 x 8'7 (5.23m x 2.62m)

Cloakroom

5'10 x 2'9 (1.78m x 0.84m)

Kitchen

15'6 x 10'8 (4.72m x 3.25m)

Family Room

15'6 x 9'6 (4.72m x 2.90m)

First Floor Landing

Living Room

15'6" x 12'2 (4.72m x 3.71m)

Terrace Balcony

9'9" x 15'11" (2.96m x 4.84m)

Bedroom 3

9'4" x 15'5" (2.84m x 4.69m)

Balcony

16'3 x 2'2 (4.95m x 0.66m)

Bathroom

6'7 x 6'4 (2.01m x 1.93m)

Second Floor Landing

Bedroom 1

10'6" x 15'5" (3.21m x 4.69m)

En-suite Shower Room

7'11 x 3'11 (2.41m x 1.19m)

Bedroom 2

8'9" x 13'5" (2.67m x 4.10m)

En-suite Shower Room

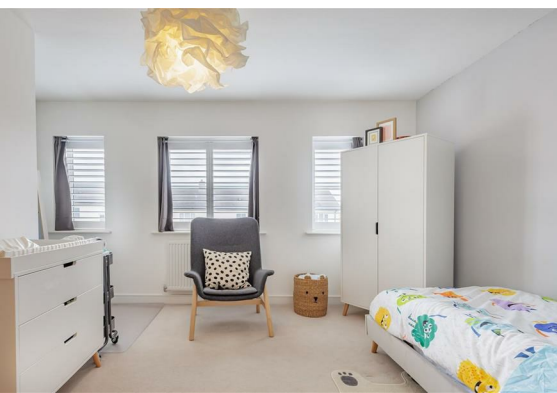
7'1 x 5'9 (2.16m x 1.75m)

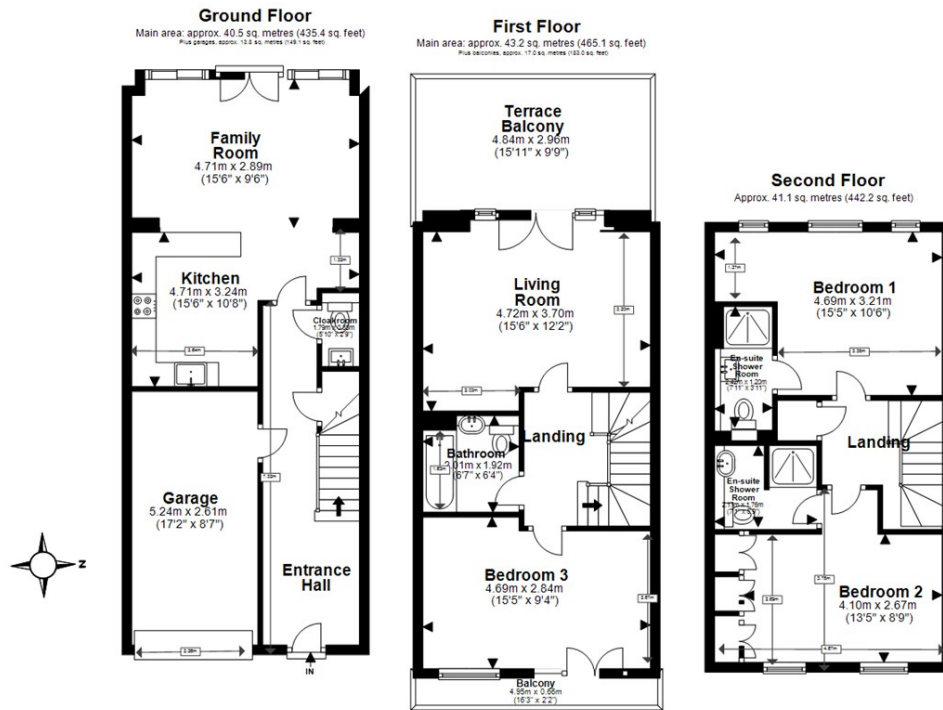
EXTERIOR

Front Garden

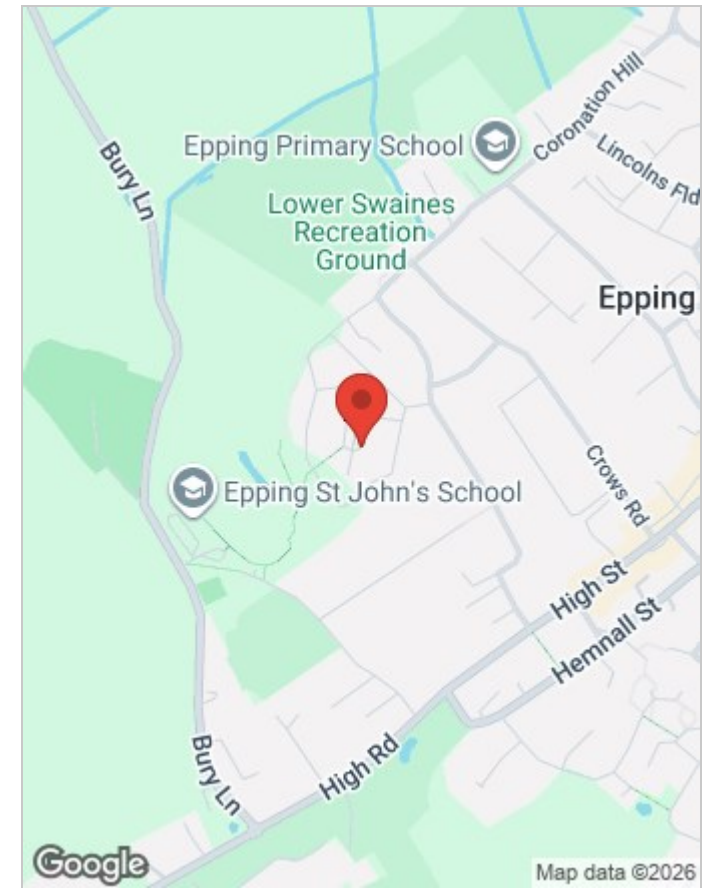
Rear Gardedn

31'9 x 16'8 (9.68m x 5.08m)





Main area: Approx. 124.7 sq. metres (1342.7 sq. feet)
 Plus garages, approx. 13.8 sq. metres (148.1 sq. feet)
 Plus balconies, approx. 17.0 sq. metres (183.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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