



Shaftesbury Road, Epping

O.I.E.O £600,000



MILLERS  
ESTATE AGENTS



\* STUNNING FAMILY HOME \* THREE BEDROOMS \*  
 OPEN PLAN ACCOMMODATION \* SEMI-DETACHED \*  
 MODERN BATHROOM \* LANDSCAPED GARDEN \*  
 DRIVEWAY PARKING FOR x2 VEHICLES \*

This stunning family home is located in a highly sought-after area, just a two-minute drive from local schools and the vibrant high street, which features a variety of shops and restaurants. This three-bedroom semi-detached house has recently been renovated and exemplifies stylish modern living.

The accommodation is thoughtfully designed and spans two floors. It includes a generous open-plan living space with a cosy fireplace and folding doors that lead from the lounge area to the garden. The sleek, fully fitted kitchen boasts high-gloss units and built-in appliances, alongside an efficient utility room with side access.

On the first floor, you'll find a luxurious master bedroom that includes full-length built-in mirrored wardrobes, a second spacious double bedroom with additional wardrobes, a good-sized single bedroom that features a dedicated storage cupboard, and a large family bathroom complete with a three-piece suite and white sanitary ware.

This property has been meticulously upgraded to an exceptional standard, making it an ideal choice for discerning buyers. The rear of the home presents a beautifully landscaped garden, complete with a summer house that offers stunning views over the fields. Additionally, the front of the property features a driveway with space for two cars. Don't miss the opportunity to make this remarkable home yours!

Shaftsbury Rd is Conveniently situated for Epping Primary School and ESJ Epping St Johns. The busy High street that offers a wide array of shops, restaurants, cafes and bars is also within walking distance and Epping also provides great transport links to London via the Tube Station on the central line and road links to Cambridge at Hastingwood on the M11 and M25 at Waltham Abbey.







## GROUND FLOOR

### Entrance Porch

5'5" x 2'1" (1.65m x 0.64m)

### Living Room & Kitchen

22'11" x 19'08" (6.99m x 5.99m)

### Kitchen Area

10'2" x 9'11" (3.10m x 3.02m)

### Living Room Area

22'11" x 11'8" (6.99m x 3.56m)

### Utility Room

5'9" x 3'1" (1.75m x 0.94m)

## FIRST FLOOR

### Bedroom One

10'10" x 9'10" (3.30m x 3.00m)

### Bedroom Two

11'11" x 8'8" (3.63m x 2.64m)

### Bedroom Three

7'9" x 6'7" (2.36m x 2.01m)

### Bathroom

7'4" x 5'5" (2.24m x 1.65m)

## EXTERNAL AREA

### Rear Garden

49' x 27' (14.94m x 8.23m)

### Garden Office

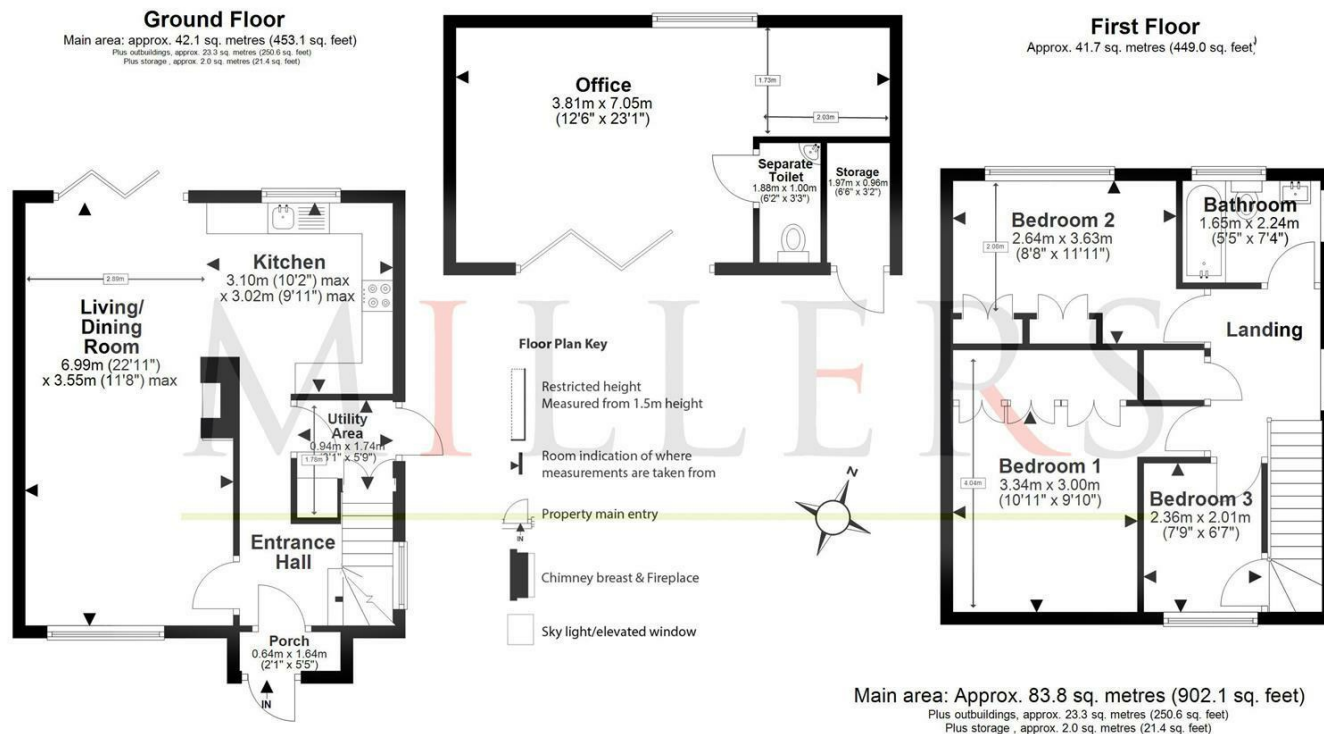
23'1" x 12'6" (7.04m x 3.81m)

### Storage Area

6'6" x 3'2" (1.98m x 0.97m)

### Separate WC

6'2" x 3'3" (1.88m x 0.99m)



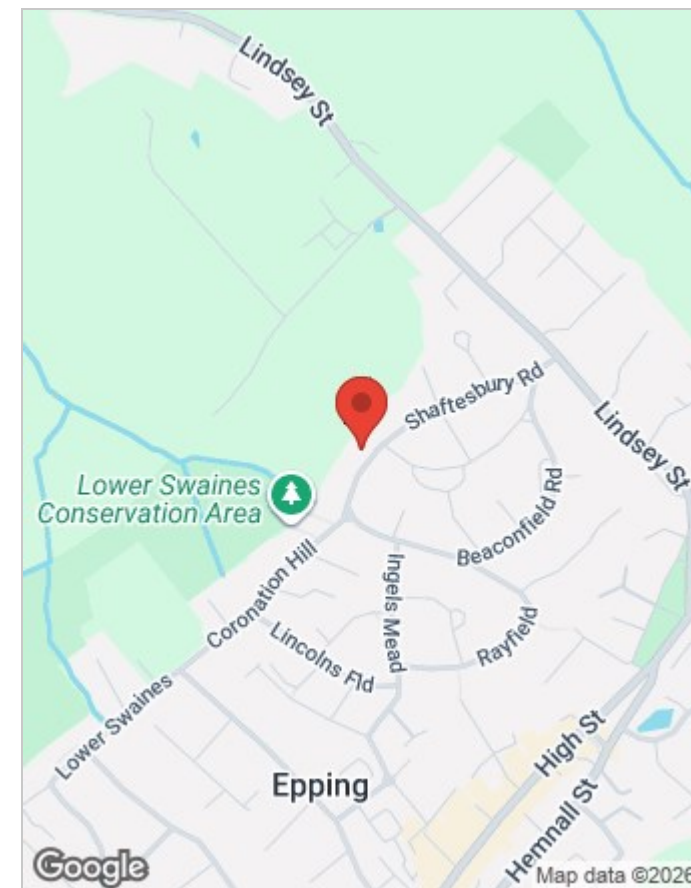
Total area including outbuildings & Storage approx. 109.1 sq metres (1174.1 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	