



Upper Swaines, Epping  
Guide Price £725,000

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MILLERS  
ESTATE AGENTS

**\* EXTENDED FAMILY HOME \* THREE RECEPTION AREAS \* FOUR BEDROOMS \* UTILITY & WC \* DETACHED GARAGE \* GATED PARKING \***

Situated on the popular residential street of Upper Swaines in Epping, this fabulous extended end terraced family home offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,346.1 square feet, the property features three inviting reception areas, four well-proportioned bedrooms and a modern bathroom, making it an ideal choice for families seeking both style and functionality.

Upon entering, you are greeted by a welcoming hallway that leads to a utility room and a separate store room. The front living room, complete with a charming fireplace, provides a cosy retreat, while the kitchen, dining area and snug are perfect for entertaining, boasting a set of double doors that seamlessly connect to the expansive rear garden. The first floor offers ample space on the landing leading to four double bedrooms. There is a family bathroom finished with a white three-piece suite.

The exterior of the property is equally impressive, with a front garden leading to the accommodation and gates allowing off-street parking for two or three vehicles. The rear garden, measuring over 50' x 40', is a true highlight, featuring a patio area ideal for alfresco dining with steps leading up to a low maintenance lawn area. Additionally, there is a detached garage offering a versatile space for storage or would make a fantastic home office.

Situated in a great location, this home is just a short walk from Epping's vibrant High Street, where you can enjoy a variety of shops, cafes, and amenities. This property is a wonderful opportunity for those looking to settle in a charming community while enjoying the comforts of a spacious family home. Easy access to Epping Central Line Station.





## GROUND FLOOR

### Porch

2'7" x 5'1" (0.79m x 1.55m)

### Living Room

17'7" x 10'11" (5.35m x 3.33m)

### Storage Area

5'1" x 5'5" (1.55m x 1.65m)

### Utility Room

5'5" x 10'10" (1.65m x 3.30m)

### Dining Room

11'1" x 9'7" (3.38m x 2.92m)

### Snug

12'4" x 5'9" (3.75m x 1.75m)

### Kitchen

8'4" x 9'7" (2.55m x 2.92m)

### Cloakroom

5'11" x 2'7" (1.80m x 0.79m)

## FIRST FLOOR

### Bedroom One

11'8" x 10'11" (3.56m x 3.34m)

### Bedroom Two

11'2" x 9'8" (3.40m x 2.95m)

### Bedroom Three

8'3" x 8'11" (2.51m x 2.72m)

### Bedroom Four

8'7" x 7'10" (2.62m x 2.40m)

### Bathroom

7'11" x 5'5" (2.41m x 1.65m)

## EXTERNAL AREA

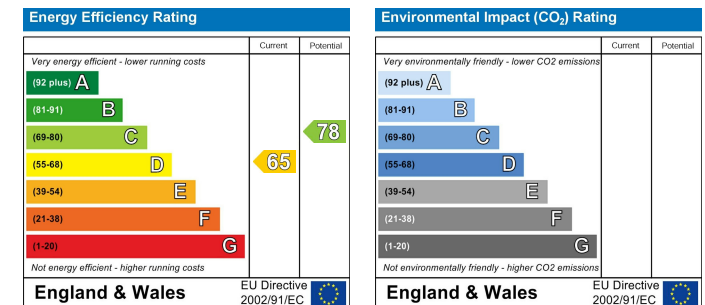
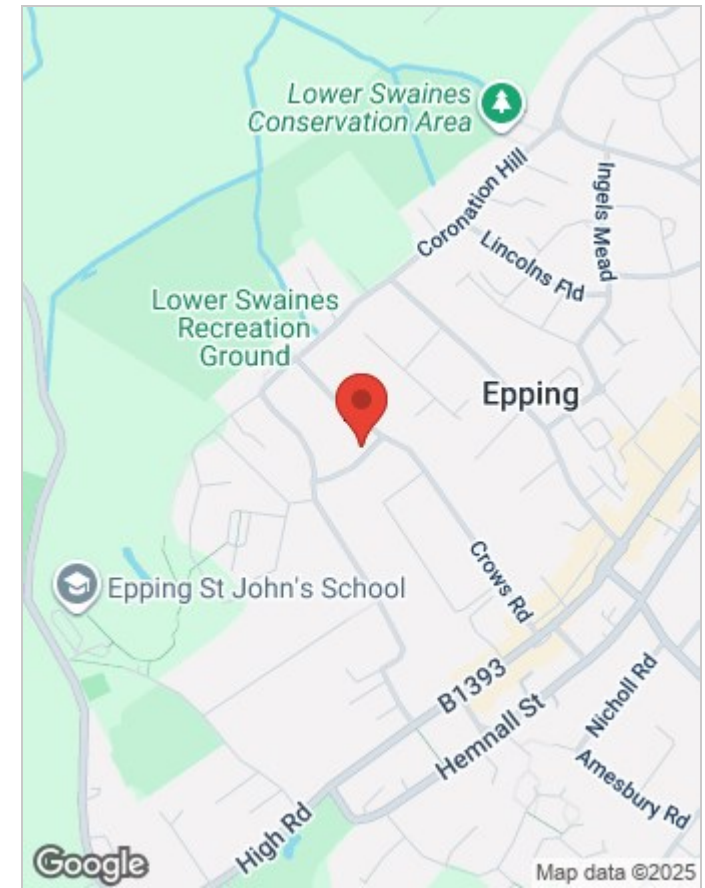
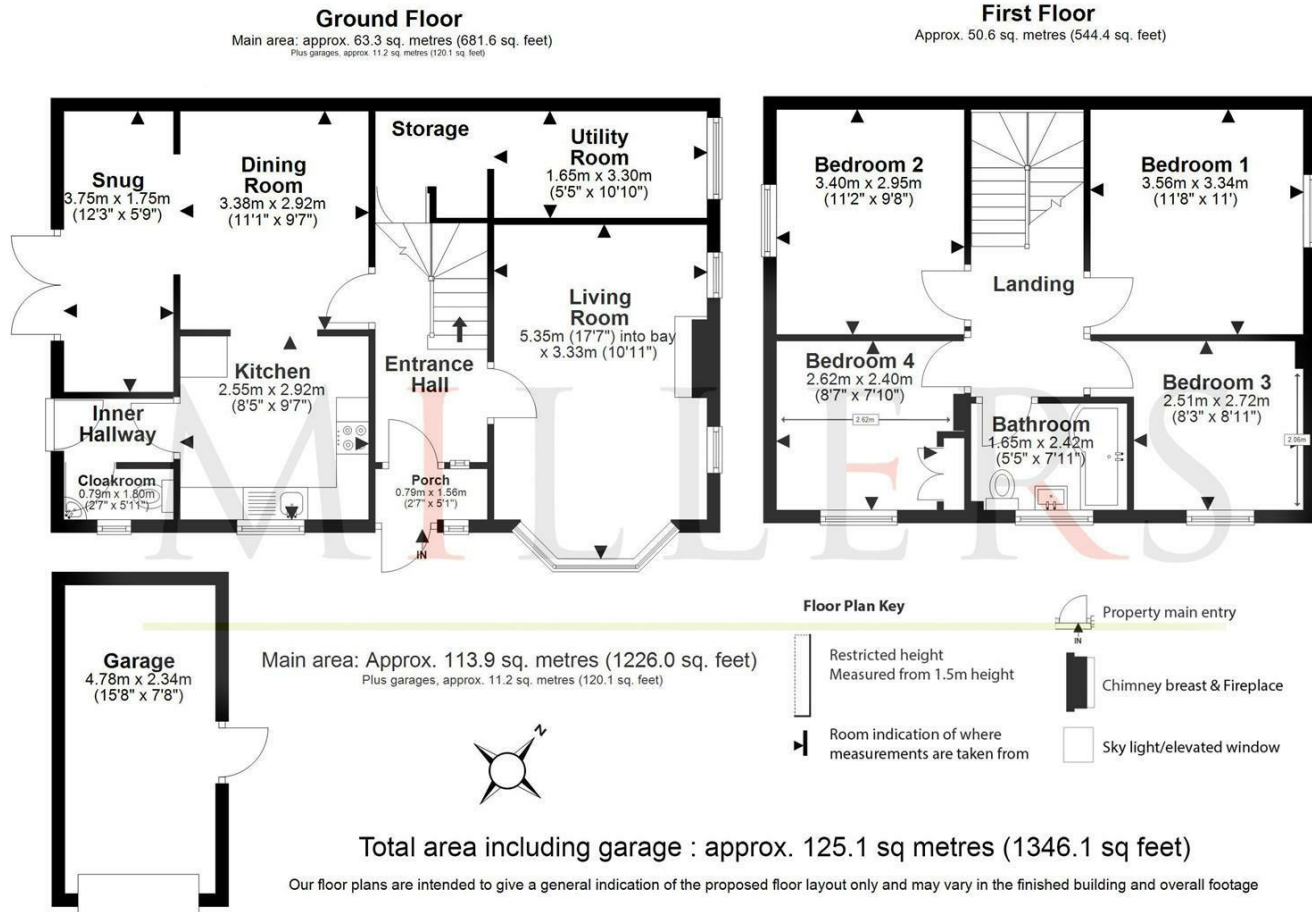
### Detached Garage

15'8" x 7'8" (4.78m x 2.34m)

### Rear Garden (max)

50' x 40'9" (15.24m x 12.42m)





## 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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