



Crossing Road, Epping

Price Range £580,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £580,000 TO £600,000 * END TERRACED HOUSE * THREE BEDROOMS * GARAGE & DRIVEWAY * LANDSCAPED GARDEN * APPROX. 917 SQ. FT ACCOMMODATION * 0.8 MILES TO BOTH EPPING STATION & FOREST *

We are pleased to offer this well presented three bedroom end of terraced house with off street parking for two vehicles and a garage located en-bloc. Situated in the popular residential street of Crossing Road, being close to the local convenience store in Allnutts Road, arable farmland and walking distance to Epping High Street and parts of Epping Forest.

The accommodation comprises an entrance hall leading a lounge dining room featuring wooden flooring and has stairs ascending to the first floor. A spacious kitchen breakfast room if fitted with a range of white units, has contrasting work surfaces and includes a built in oven, hob and extractor. A rear door opens to a landscaped garden featuring a stone patio area, lawn area with garden path to a gated pedestrian access leading to the garage. The first floor landing provides access to the three bedrooms, two are double in size and there is a generous third. A stunning family bathroom comprises a three-piece suite with white sanitary ware completes the upstairs. Additionally, the property has newly fitted double glazed windows and gas heating via radiators with a recently fitted boiler.

Crossing Road is perfectly positioned for the commuter, being within walking distance to Epping Station on the Central line, serving London. It is a stones throw to arable farmland and a short walk to the well regarded, Ivy Chimneys Primary Schools. In addition Epping's Forest is close by which is ideal for horse riding, walking & bike riding. Other local schooling is provided at Epping St John Comprehensive school and Coopersale Hall School. Convenient transport links are available at Waltham Abbey for the M25, and Hastingwood for the M11 and A414 to Harlow and Chelmsford.





GROUND FLOOR

Entrance Hall

Living Room

18'7" x 15'11" (5.66m x 4.85m)

Kitchen Breakfast Room

9'10" x 15'11" (3.00m x 4.85m)

FIRST FLOOR

Landing

Bedroom One

11'5" x 16'0" (3.48m x 4.88m)

Bedroom Two

9'11" x 9'10" (3.01m x 2.99m)

Bedroom Three

6'10" x 10'0" (2.08m x 3.04m)

Bathroom

7'11" x 5'6" (2.41m x 1.68m)

EXTERNAL AREA

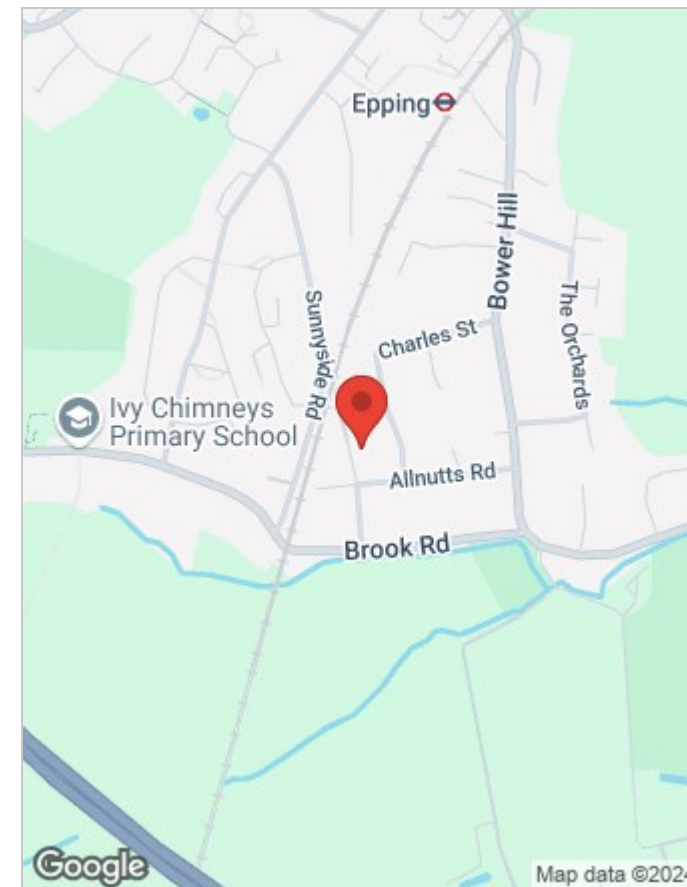
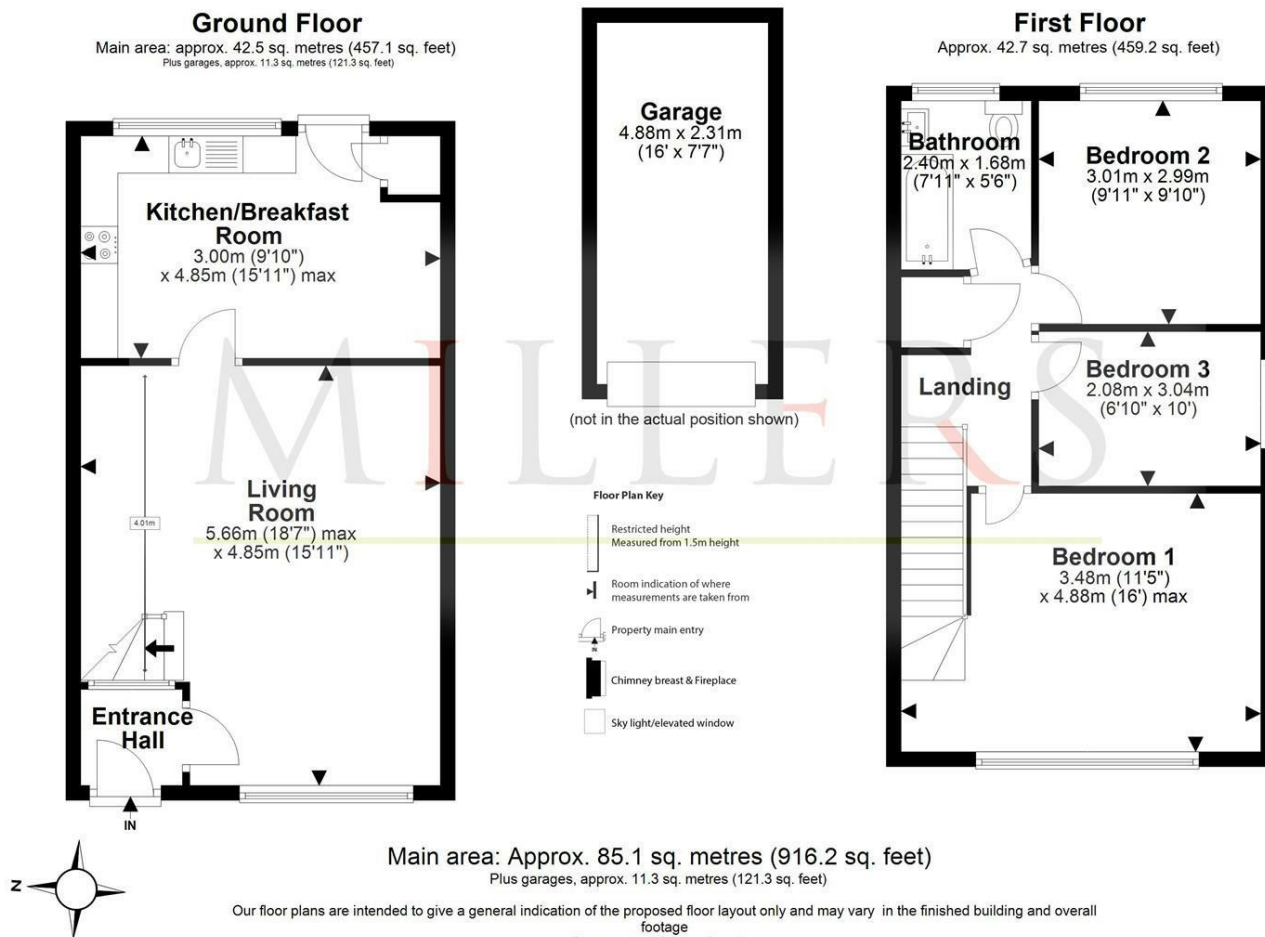
Rear Garden

42' x 21' (12.80m x 6.40m)

Single Garage

16' x 7'7" (4.88m x 2.31m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	

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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