



Crows Road, Epping
Asking Price £1,100,000



MILLERS
ESTATE AGENTS

**** CHARACTER SEMI DETACHED HOME ****
STUNNING OPEN PLAN LIVING AREA ** HIGHLY
DESIRABLE LOCATION ** GARAGE & DRIVEWAY **
107' REAR GARDEN **

A fabulous opportunity to acquire this character semi detached four bedroom family home with spacious accommodation. The property has been remodelled and benefits from an amazing open plan living area which overlooks a stunning rear garden measuring over 100'. Situated in a sought after location on top of the High Street and short walk to the Tube Station.

Accommodation comprises with an entrance hallway, door with access to garage, front lounge with bay window, feature fireplace, stripped floorboards and cornicing. A superb open plan living area comprising an tv area, designer German fitted kitchen with central island and breakfast bar, dining area with built in utility and a ground floor modern shower room.

Upstairs enjoys a large landing and provides, three double bedrooms and a good size single bedrooms plus a shower room and additional separate cloakroom.

Outside has an attractive front garden with lawn area plus flower and shrubs border, there is a driveway for off street parking leading to a single integral garage with up and over door, side access. The rear garden benefits with a patio area to the immediate rear with an extensive lawn and mature tree, shrub and bush borders.

Crows Road is located within a short walk of the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





Entrance Hall

Living Room

15'5" x 12'5" (4.71m x 3.78m)

Family Room

13'6" x 19'9" (4.11m x 6.02m)

Kitchen/Breakfast Room

13'7" x 18'6" (4.13m x 5.64m)

Dining Area

10'8" x 9'7" (3.26m x 2.92m)

Shower Room

8'6" x 5'3" (2.59m x 1.60m)

First Floor Landing

Bedroom 1

16'0" x 10'5" (4.88m x 3.18m)

Bedroom 2

13'5" x 11'0" (4.10m x 3.36m)

Bedroom 3

12'6" x 9' (3.81m x 2.74m)

Bedroom 4

8'2" x 7'0" (2.49m x 2.13m)

Shower Room

8'5" x 6' (2.57m x 1.83m)

Separate Toilet

4'8" x 3'1" (1.42m x 0.94m)

EXTERIOR

Front Garden

Driveway

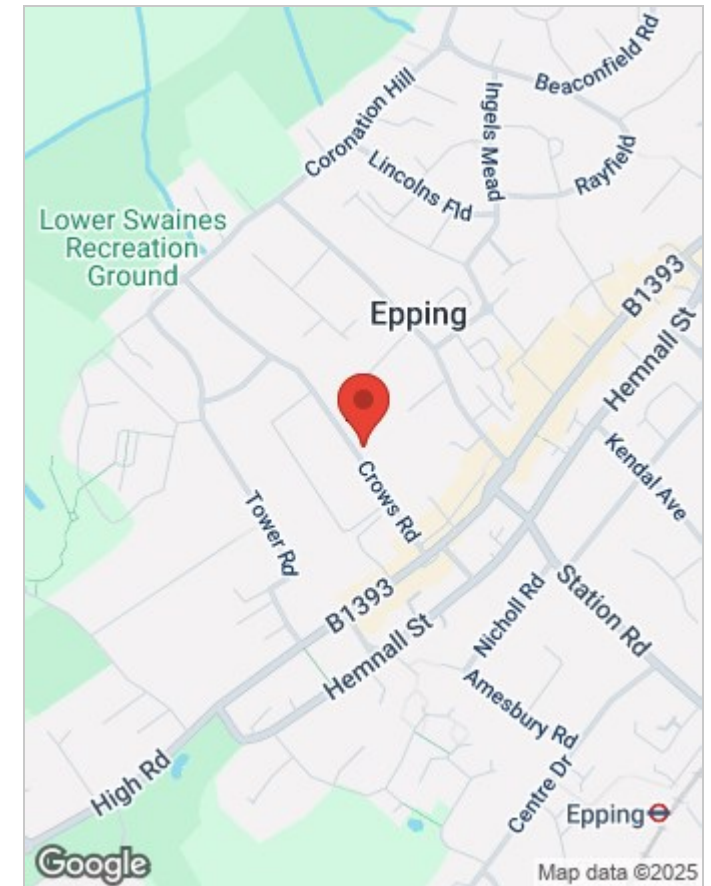
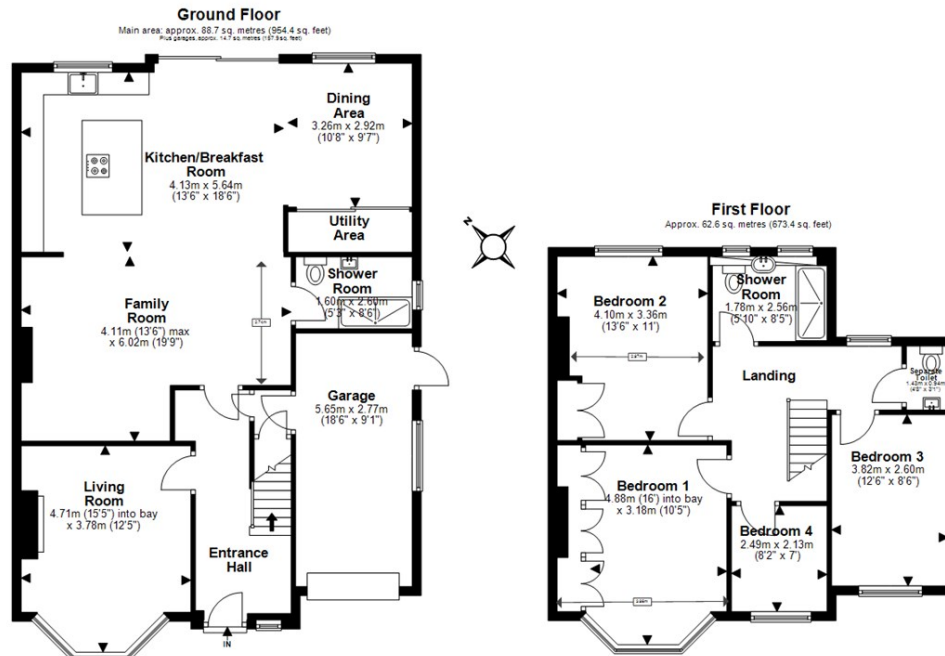
Garage

18'6" x 8'11" (5.64m x 2.72m)

Rear Garden

100' x 34'8" (30.48m x 10.57m)





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		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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