



**Mowbray Close, Epping**

**Asking Price £725,000**

 3  3  2  B

**MILLERS**  
ESTATE AGENTS

**\* STUNNING TOWN HOUSE \* THREE BEDROOMS \*  
THREE BATH / SHOWER ROOMS \* GARAGE \*  
IMMACULATE THROUGHOUT \***

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





## GROUND FLOOR

### 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

### Living Room

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

### Terrace Balcony

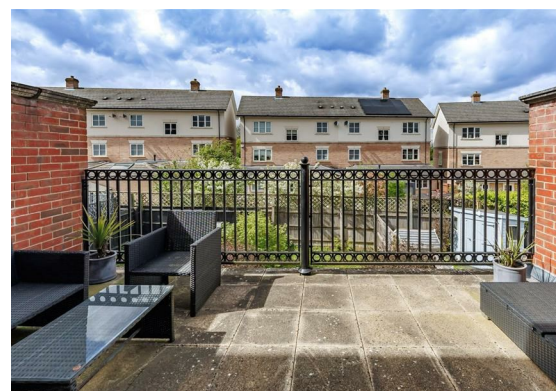
9'9" x 15'11" (2.96m x 4.84m)

### Bedroom Three

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

### Bedroom One

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 Two

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

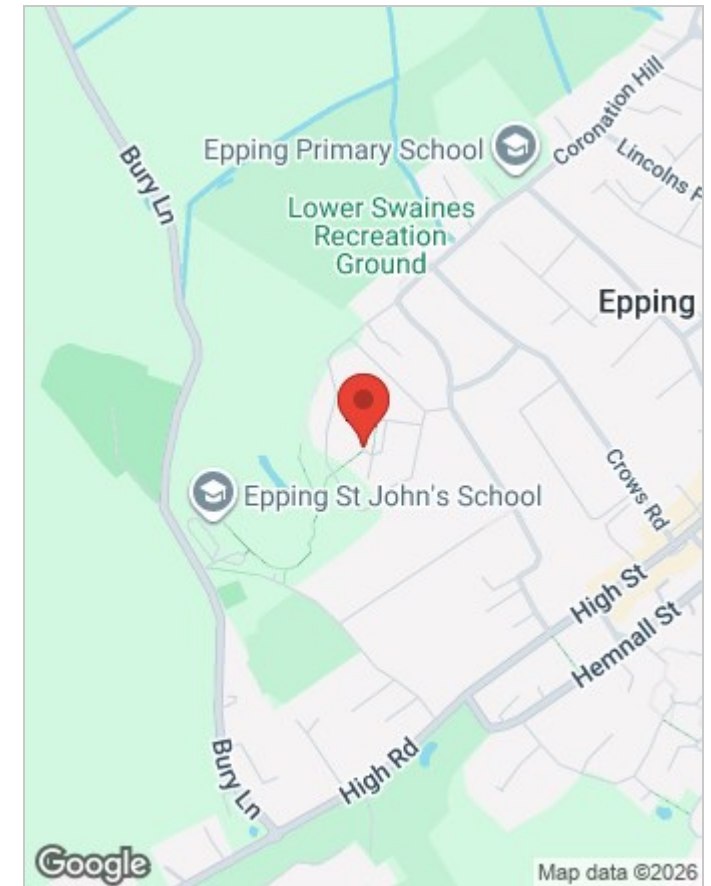
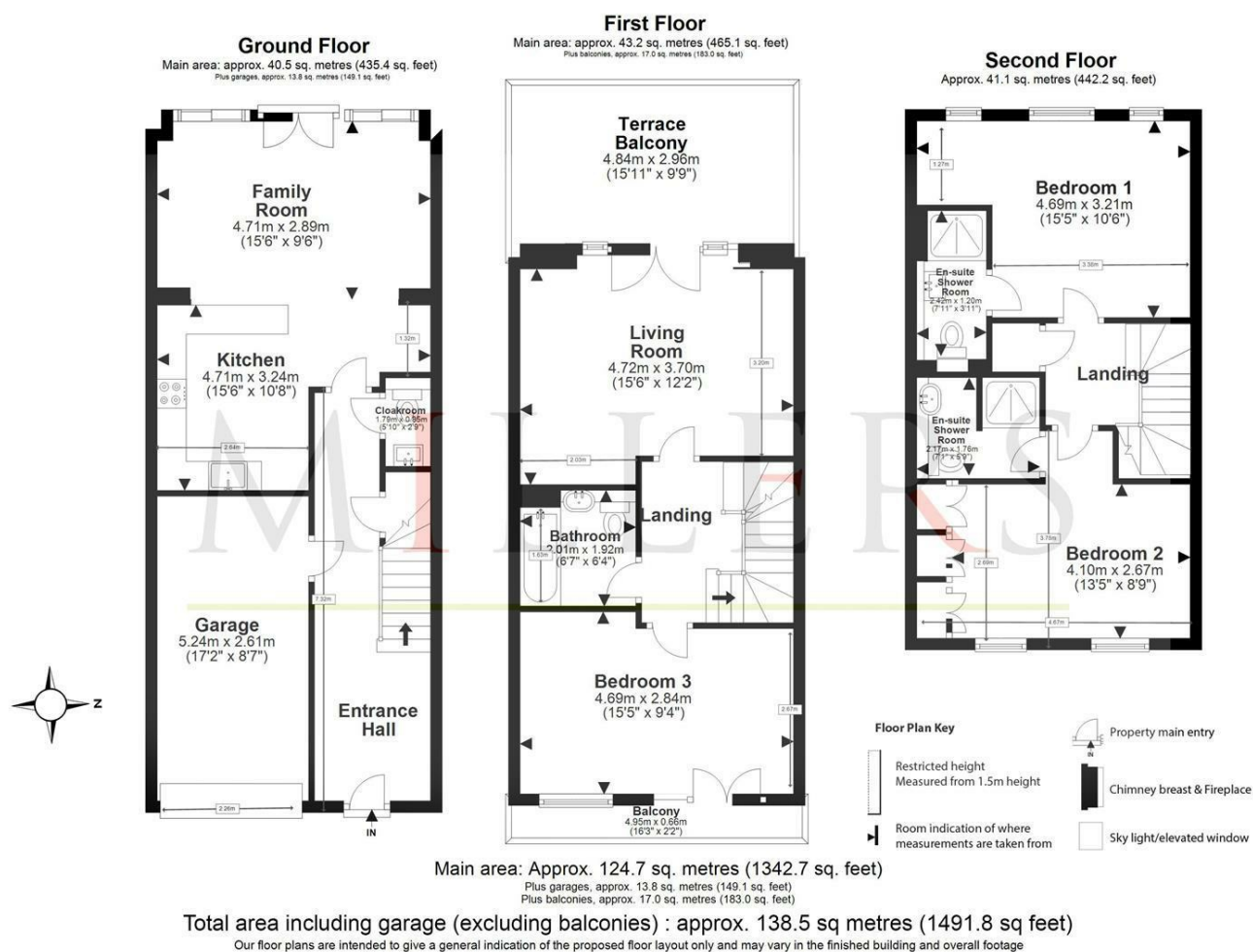
### Rear Gardedn

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

### Garage

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





| 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) <b>A</b>                          |           | <b>93</b> | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            | <b>84</b> |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |           |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |           |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |           |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |           |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |           |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |           |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |           |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |           |           | 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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