



**Crows Road, Epping**  
**Guide Price £800,000**



**MILLERS**  
ESTATE AGENTS

GUIDE PRICE £800,000 - £825,000 \*\* STUNNING EXTENDED SEMI DETACHED HOME \*\* OPEN PLAN KITCHEN/DINER \*\* MASTER BEDROOM WITH EN-SUITE \*\* OFF STREET PARKING \*\* SOUGHT AFTER LOCATION \*\*

Nestled along the highly sought-after Crows Road in Epping, this extended semi-detached family home perfectly blends contemporary style with everyday comfort. Offering an impressive 1,639 sq ft of living space and presented in immaculate decorative order, it is an ideal choice for families seeking a modern and spacious home.

Stepping inside, you are welcomed by a bright entrance hall with a convenient ground-floor cloakroom. The elegant lounge, complete with a charming fireplace, creates a warm and relaxing setting. This room flows effortlessly into a stunning open-plan kitchen and dining area, featuring a beautifully fitted kitchen with integrated appliances. A central breakfast island with a marble worktop and wooden seating area provides the perfect spot for casual dining. Expansive bifold doors open onto the rear garden, flooding the space with natural light and offering seamless indoor-outdoor living.

The first floor hosts two generous double bedrooms with built-in wardrobes, a well-proportioned single bedroom, and a stylish four-piece family bathroom. The top floor reveals a superb master bedroom, enhanced by French doors leading to a Juliet balcony, fitted wardrobes, eaves storage, and a sleek En-suite shower room—creating a private and tranquil retreat.

The front garden has been blocked paved to allow for off street parking, there is a side way with additional shared parking. The rear garden has a decked patio area, a lawn area with timber garden shed and side access.

Ideally situated in a prime central location, the property is just a short walk from Epping High Street with its selection of shops and eateries. Families will appreciate the nearby local schools, while Epping Station is also within easy reach, providing direct connections to London.





## GROUND FLOOR

### Reception Room

15'9 x 12'6 (4.80m x 3.81m)

### Family Room

12'10 x 10'6 (3.91m x 3.20m)

### Kitchen Dining Room

18'1 x 15'1 (5.51m x 4.60m)

### Utility Room

7'3 5'11 (2.21m 1.80m)

### Cloakroom WC

## FIRST FLOOR

### Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)

### Bedroom Three

11'10 x 10'6 (3.61m x 3.20m)



### Family Bathroom

8'2 x 5'7 (2.49m x 1.70m)

## SECOND FLOOR

### Bedroom One

18'8 18'4 (5.69m 5.59m)

### En-Suite Shower Room

5'11 x 5'7 (1.80m x 1.70m)

## EXTERIOR

### Block Paved Driveway

### Rear Garden

34'5 x 23' (10.49m x 7.01m)





| 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 |           |

## 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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