



**Shaftesbury Road, Epping**

**Price Range £575,000 to £600,000**

 3  1  1  D

**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £575,000 to £600,000 \* SEMI DETACHED \* BACKING ONTO OPEN COUNTRYSIDE \* SHORT WALK TO HIGH STREET \* CHAIN FREE \*

Millers is pleased to present a charming three-bedroom semi-detached home, complete with off-street parking and a long garden that backs onto open countryside. This property is conveniently located on the outskirts of Epping Town, within walking distance of the High Street, the Central Line tube station, and the beautiful open countryside of Swaines Green.

The accommodation includes an entrance hallway that leads to a front living room featuring a cozy fireplace and wooden flooring. This opens into a beautifully presented kitchen breakfast room, which provides ample space for a dining table and chairs. An inner hallway connects to the side and rear gardens, as well as a ground-floor three-piece bathroom fitted with white sanitary ware. The first floor consists of three bedrooms, including a master bedroom with an en-suite WC. The two additional bedrooms can be accessed from a central landing that also leads to the loft space.

Externally, the front of the property boasts a lovely garden that allows for off-street parking, with a side gate leading to the rear garden. The rear garden features a raised patio area, a secure motorbike store, a wooden shed, and a spacious lawn measuring approximately 130 feet, offering stunning views over the open countryside.

Epping Town is positioned at the end of the central line on the underground, serving London. Located on the edge of our famous forest for recreation, bike riding and horse riding. Epping has a busy high street with a range of shops, cafes, bars, and restaurants. Transport connections are available for the M11 at Hastingwood and M25 at Waltham Abbey.





## GROUND FLOOR

### Living Room

13'7" x 12'6" (4.14m x 3.81m)

### Breakfast Kitchen / Diner

9'8" x 17'8" (2.95m x 5.38m)

### Lobby

### Bathroom

8'7" x 5'10" (2.65m x 1.78m)

## FIRST FLOOR

### Bedroom One

11'8" x 13'11" (3.56m x 4.25m)

### Separate Toilet

3'11" x 3'4" (1.19m x 1.02m)

### Bedroom Two

9'10" x 8'11" (3.00m x 2.73m)

### Bedroom Three

6'8" x 8'0" (2.04m x 2.44m)

## EXTERNAL AREA

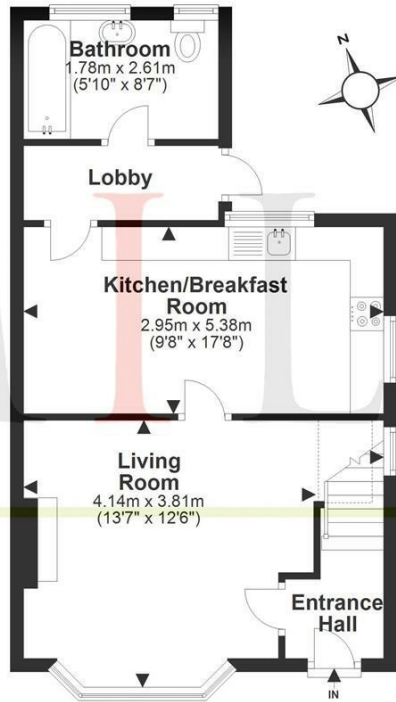
### Rear Garden

130' x 20' (39.62m x 6.10m)



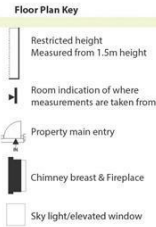
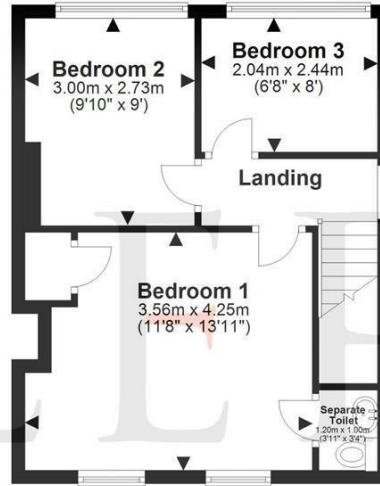
### Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



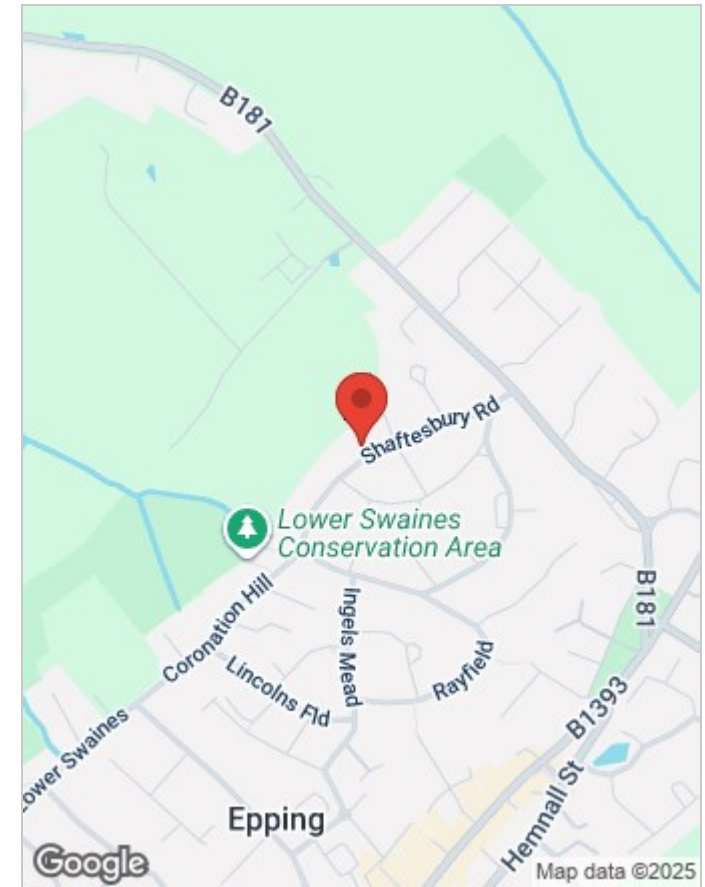
### First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.1 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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		88	(81-91) B
(69-80) C			(69-80) C
(55-68) D	64		(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

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.