



Tower Road, Epping
O.I.E.O £800,000



MILLERS
ESTATE AGENTS

* EXTENDED HOME * SEMI DETACHED *
FOUR BEDROOMS * TWO BATHROOMS *
DETACHED GARAGE & SECURE PARKING TO
THE REAR * LANDSCAPED REAR GARDEN *
PAVED FRONT GARDEN * KITCHEN / DINING
ROOM * CLOSE TO SCHOOLS * WALK TO
HIGH STREET * EASY ACCESS TO STATION *

Nestled on the charming Tower Road in Epping, this beautifully extended and refurbished semi-detached house offers a perfect blend of modern living and classic comfort. With four spacious bedrooms, this property is ideal for people seeking ample space to grow and thrive. The two well-appointed bathrooms ensure convenience for all, making morning routines a breeze.

Upon entering, you will find two inviting reception rooms that provide versatile spaces for relaxation and entertainment. Whether you prefer a cosy gathering or a formal dinner party, these rooms can easily accommodate your needs. The heart of the home is undoubtedly the stylishly updated kitchen, which flows seamlessly into the living areas, creating an open and welcoming atmosphere.

The property boasts the added benefit of a detached garage and parking for one vehicle at the rear with the benefit of an electric car charger, providing both security and ease of access. The location is particularly appealing, as it is just a short stroll from Epping's vibrant high street, where you can enjoy a variety of shops, cafes, and local amenities.

This delightful home is perfect for those who appreciate a blend of contemporary design and practical living. With its prime location and generous living space, it presents an excellent opportunity for anyone looking to settle in this sought-after area. Do not miss the chance to make this wonderful property your new home.





GROUND FLOOR

Utility Area

5'10" x 5'2" (1.78m x 1.57m)

Cloakroom

5'6" x 2'6" (1.68m x 0.76m)

Living Room

15'2" x 12'6" (4.63m x 3.81m)

Kitchen/ Dining Room

21'0" x 18'6" (6.40m x 5.64m)



FIRST FLOOR

Bedroom Two

11'2" x 10'8" (3.41m x 3.24m)

Bedroom Three

11'7" x 10'7" (3.52m x 3.23m)

Bedroom Four

8'1" x 6'8" (2.46m x 2.03m)

Bathroom

8'1" x 5'6" (2.46m x 1.68m)

SECOND FLOOR

Bedroom One

15'9" x 13'0" (4.79m x 3.97m)

En-suite Shower Room

7'7" x 4'10" (2.31m x 1.47m)

EXTERNAL AREA

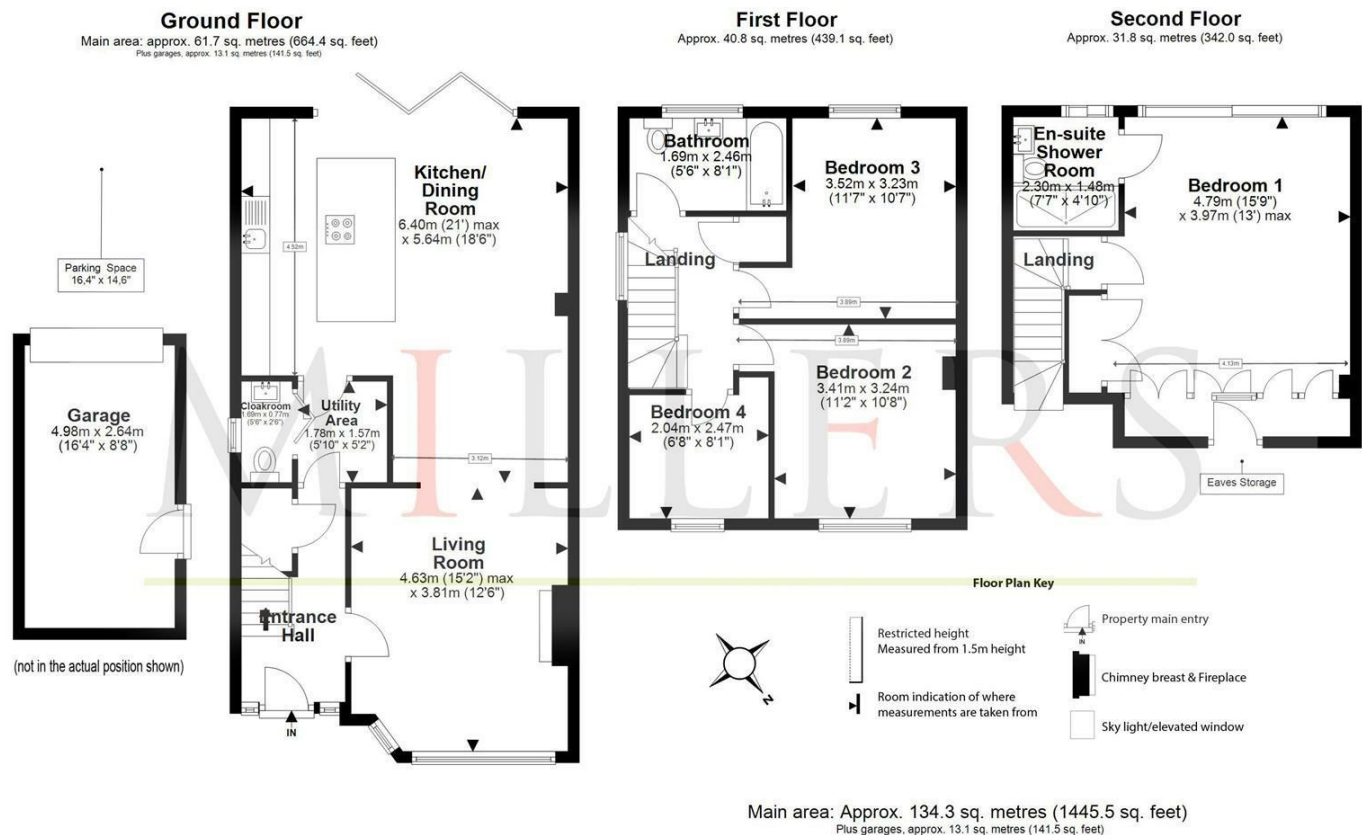
Rear Garden

58'0 max x 25'0 (17.68m max x 7.62m)

Garage

16'4 x 8'8 (4.98m x 2.64m)





Total area including garage : approx. 147.4 sq metres (1587 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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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

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