



Crows Road, Epping
Asking Price £549,995



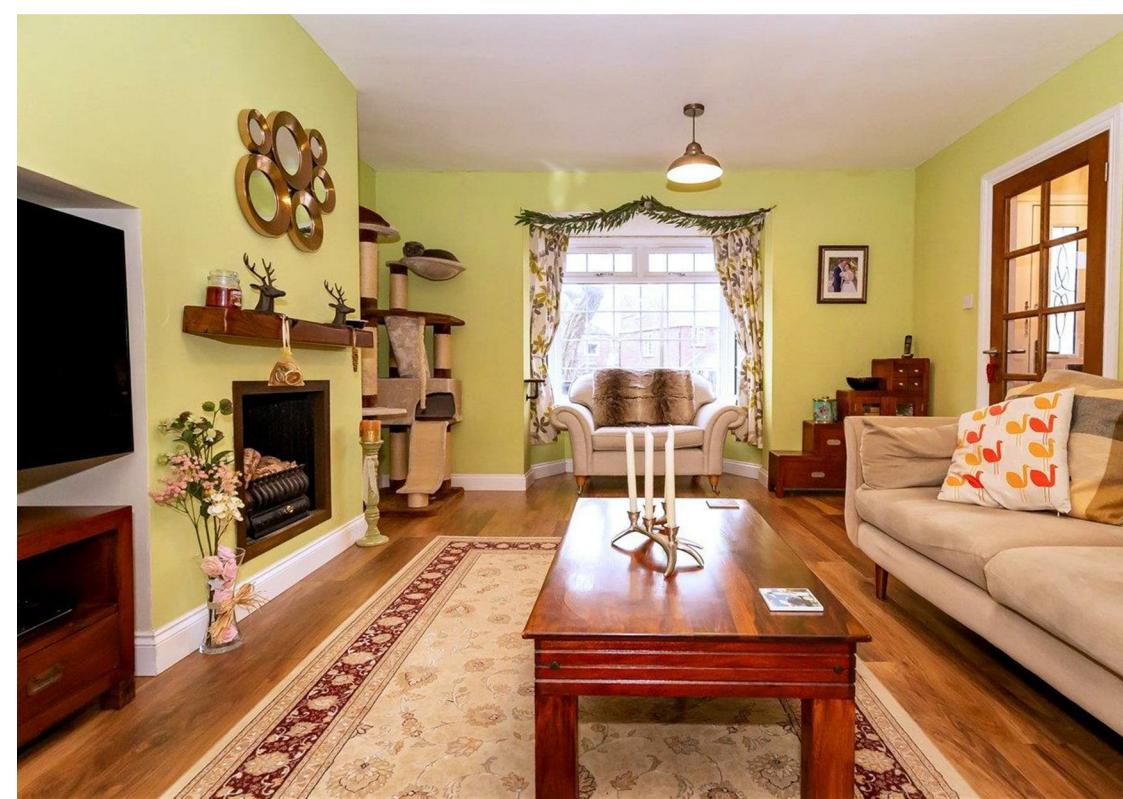
MILLERS
ESTATE AGENTS

* EPPING SCHOOLS CATCHMENT * PERFECT FAMILY HOME * THOUGHTFULLY REFURBISHED ACCOMMODATION * SIDE GARDEN ACCESS * THREE BEDROOMS * TWO RECEPTION ROOMS *

A three bedroom middle terraced house with generous accommodation, side garden access, and permit street parking. Situated within a short walk to a children's playground and open fields at Swaines Green. The property is around a 12 minute walk to Epping Tube Station (Central Line) for those commuting or visiting London.

The refurbished accommodation comprises an entrance hall with a feature staircase with custom storage, which leads to a living room with wooden flooring and a gas fireplace. Separate dining room with doors to the rear garden and wooden flooring, a refitted kitchen with built-in appliances (stainless steel oven, gas hob top, an extractor hood, washer-dryer, dishwasher, and microwave), and ceramic flooring. The first floor has three bedrooms. The main bedroom is larger than usual, due to the extra space above the ground floor tunnel. There is a white three-piece family bathroom which is fully tiled. At the back of the house, the ground floor patio doors open to a lower patio, a rear garden which mainly laid to lawn, a brick built shed, and a second rear patio and seating area which basks in afternoon sun. Street parking is readily available, regulated by a permit scheme, and caters for visitors.

Crows Road, Epping is located within a short walk to 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 also within walking distance, as is the Epping 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.





GROUND FLOOR

Entrance Hall

Living Room

15'5" x 12'4" (4.69m x 3.77m)

Dining Room

10'8" x 8'3" (3.26m x 2.51m)

Kitchen

10'10" x 10'2" (3.30m x 3.11m)

Landing

FIRST FLOOR

Bedroom One

11'5" x 14'7" (3.48m x 4.45m)

Bedroom Two

11'9" x 9'3" (3.59m x 2.82m)

Bedroom Three

8'4" x 8'2" (2.54m x 2.50m)

Family Bathroom

8'5" x 5'7" (2.57m x 1.70m)

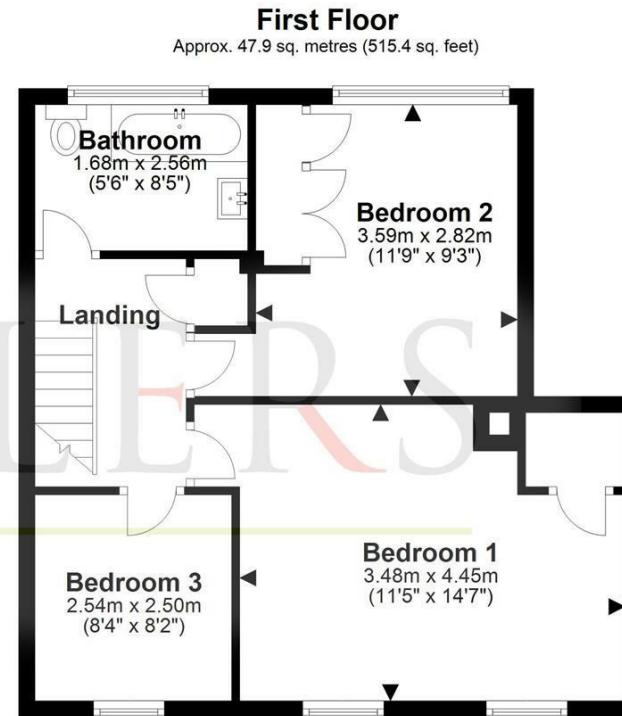
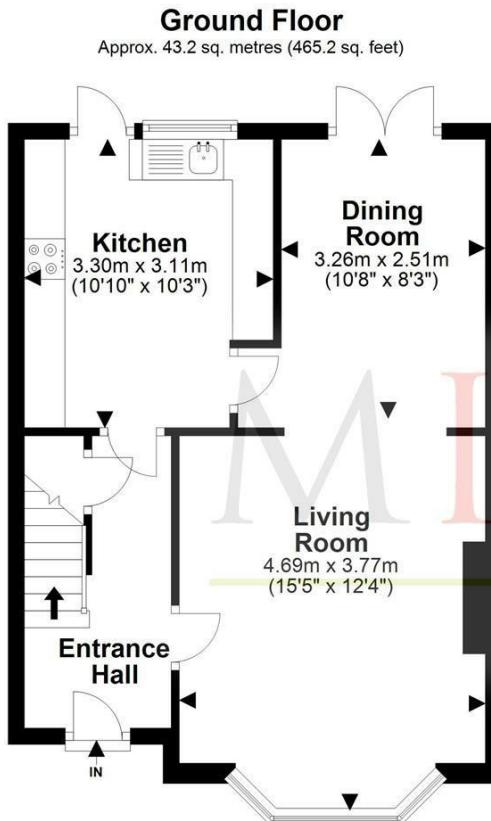
EXTERIOR

Rear Garden

38' x 22' (11.58m x 6.71m)

Brick Built Shed





Total area: approx. 91.1 sq. metres (980.5 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 footprint.
Plan produced using PlanUp.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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