



Crows Road, Epping, CM16

BUTLER & STAG





**Set across three well-designed floors and offering over 1,130 sq. ft. of internal space, this charming three/four-bedroom property on Crows Road provides an ideal blend of modern comfort, generous proportions and versatile living. Thoughtfully laid out with an emphasis on light and flow, the home is perfectly suited for families, professionals, or anyone seeking a stylish and practical home in a desirable location.**



## Freehold

- End Of Terraced Family Home
- Three/Four Bedrooms
- Kitchen/Dining Area
- Loft Room/Office
- Utility Room/Downstairs WC

The ground floor opens into a welcoming hallway that leads through to a bright and spacious living room, enhanced by a wide frontage and plenty of natural light. To the rear sits a modern extended kitchen with excellent worktop space and a dedicated dining area, perfect for entertaining and everyday family life. Beyond the kitchen, a separate utility room offers valuable additional storage and laundry space, with direct access to the garden.

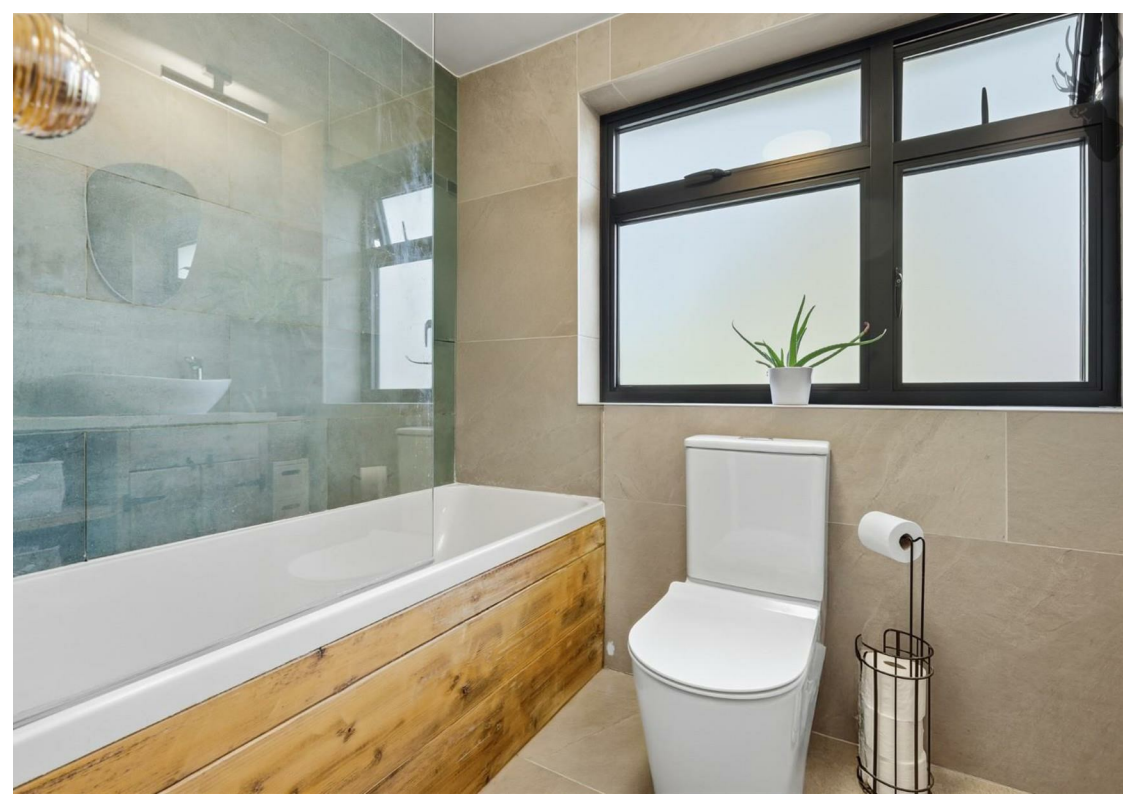
On the first floor, there are three well-proportioned bedrooms, providing flexibility for sleeping accommodation, home working or hobby spaces. A contemporary family bathroom is positioned off the central landing and includes both bath and shower facilities, making it ideal for busy households.

A private staircase leads to the second floor, where a generous loft-converted office/bedroom offers a quiet and versatile retreat. With its spacious layout and natural light, it serves perfectly as a guest room or creative workspace.

This attractive home offers comfortable, well-planned accommodation across all three levels and is situated in a sought-after residential area. Early viewing is strongly recommended to appreciate everything it has to offer.







## Crow Road

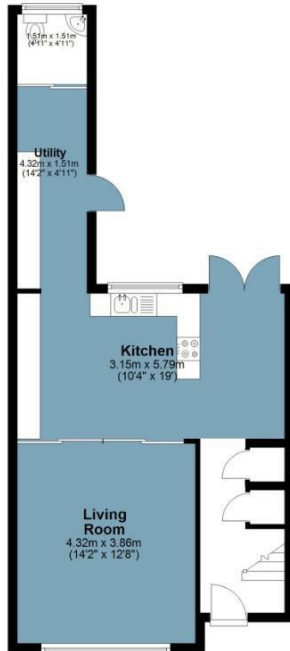
Approx. Gross Internal Area 105.3 Sq M ( 1133.2 Sq Ft )

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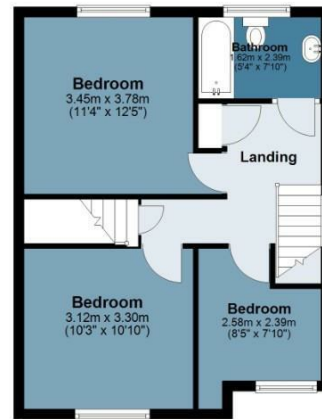
### Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



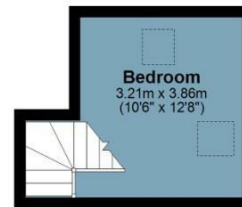
### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



### Second Floor

Approx. 10.6 sq. metres (114.2 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.