

# 3, Eric Court, Crows Road

Epping, Essex

Guide Price £700,000

Council Tax band: G

Tenure: Freehold

- AIR SOURCE HEAT PUMPS
- OFF ROAD PARKING
- INTERGRATED KITCHENS
- EV CHARGING POINT
- SIDE ACCESS
- NEW BUILD COMPLETION EARLY 2024
- TWO MODERN BATHROOMS
- SHORT WALK TO EPPING HIGH STREET



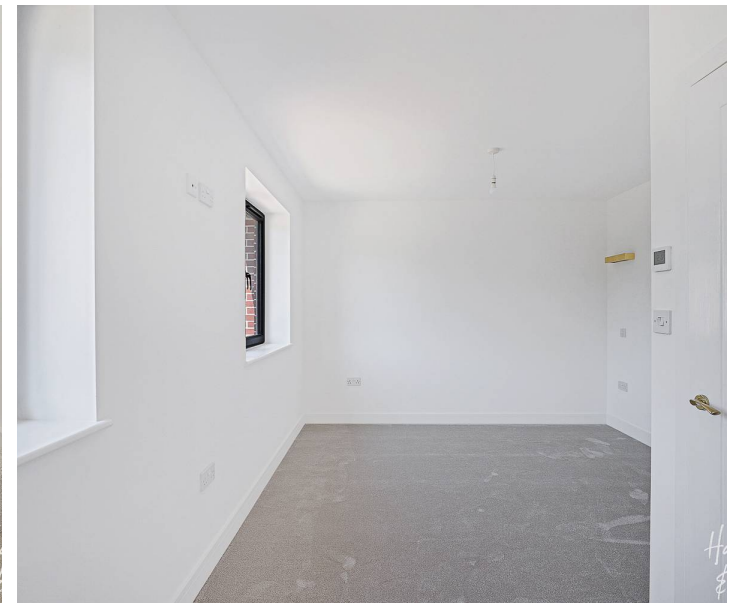
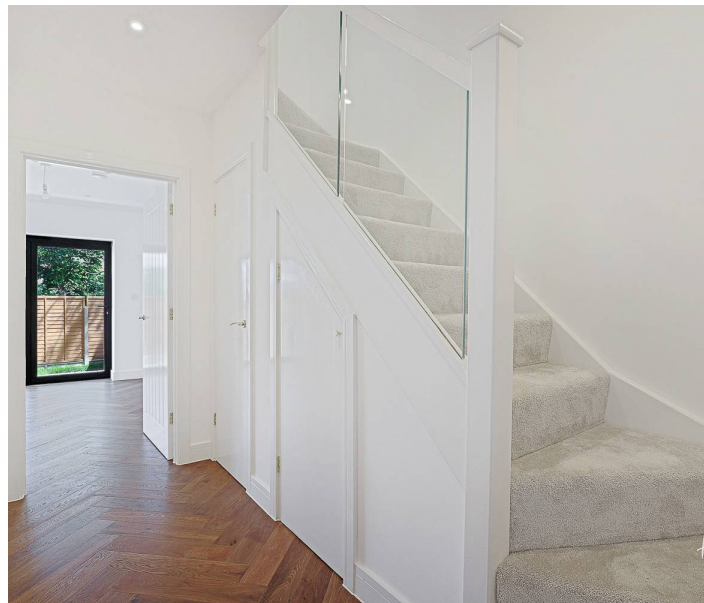


Beautifully sleek and stylish, welcome to Eric Court, Crows Road, Epping. One of five, 4 bedroom new build family homes all ready for you to move in and unpack. Quite simply stunning throughout with a superb location to match.

All polished and shiny new, this is a home you'll be proud to come home to. Future proofed with an electric vehicle charging point on your own private drive, park up and get ready to explore your new home. Bringing its A-game, inside the interiors are smart, sophisticated and full of class. The kitchen is full of two-tone shaker style cabinets paired perfectly with brass fittings and integrated appliances. It's show home worthy! Although Epping is full of great restaurants, with a kitchen as pretty as this dining in at home will feel like a real treat. Sitting across the back and opening out onto the rear garden, the lounge is the perfect blank canvas for your furniture to fit right in. A WC completes the ground floor.

Heading upstairs there's three good sized bedrooms on the first floor along with the family bathroom. Beautifully designed with marble effect herringbone tiling and brass fixtures and fittings, it's luxurious and completely chic. And it doesn't stop here. Head up the second flight of stairs where your master suite awaits. An exquisite room that's full of space with a dreamy en-suite shower room to match.

Completing this home, when the sun shines the low maintenance rear garden is the perfect spot to enjoy drinks with friends. It's your very own little oasis in the centre of town. These new homes are kind to the environment and have efficiency in mind, with solar panels and air source heat pumps, helping to bring down those monthly bills.

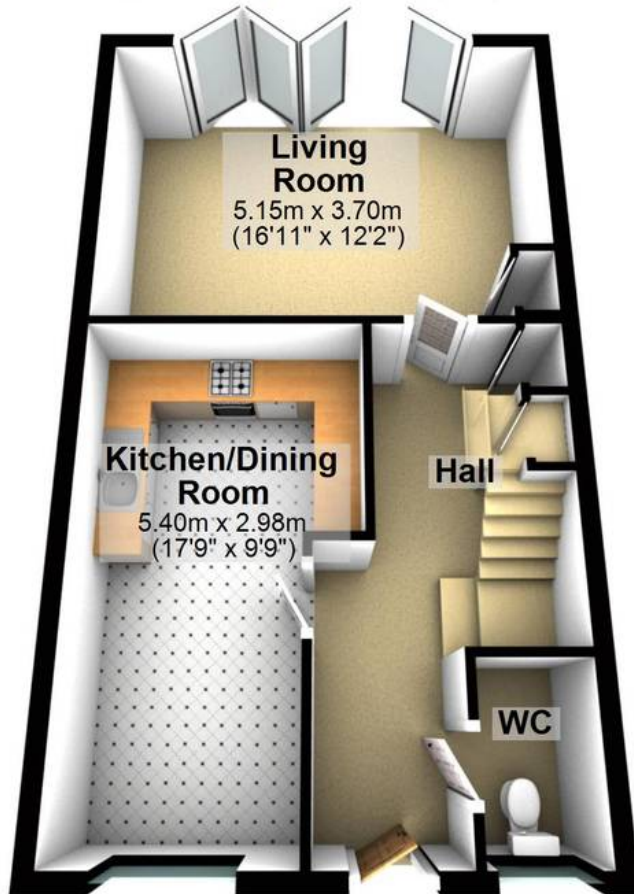






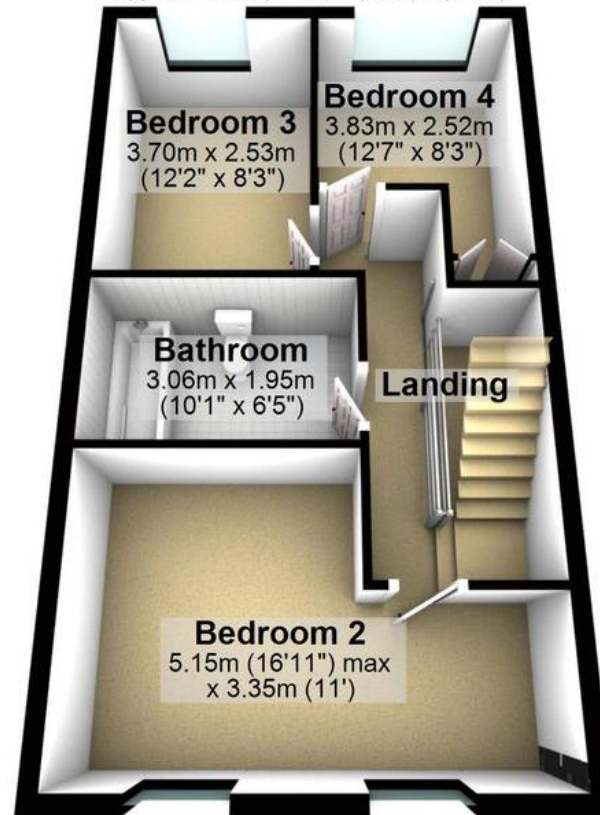
### Ground Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



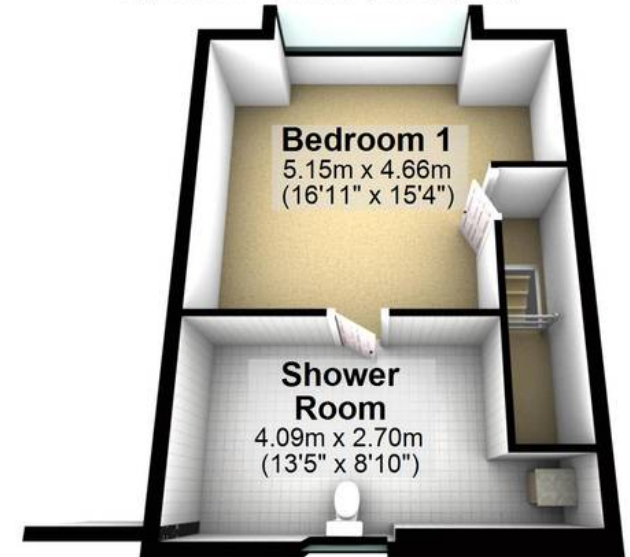
### First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



### Second Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 132.0 sq. metres (1421.1 sq. feet)