

Stevenette



50 Crows Road
Epping, Essex, CM16 5DF

Guide Price £800,000 - £825,000

PROPERTY FEATURES

- Open-Plan Day Kitchen
- Modernised Throughout
- Semi-Detached
- 4 Bedroom Home
- Off -Road Parking
- Walking Distance to High Street

FULL DESCRIPTION

Located in a residential road, close to the centre of Epping and its wide range of shops and Central Line station as well as being within a short walk of Epping Forest, this 4-bedroom home is stylishly and superbly presented throughout. Modernised and extended in recent times to a high specification, the home offers attractive accommodation over three floors including a stunning open plan day kitchen with bi-fold doors to the garden.

GROUND FLOOR

PORCH

HALLWAY

RECEPTION ROOM

16' 5" x 12' 6" (5m x 3.81m)

DAY KITCHEN

26' 0" (MAX) x 18' 1" (7.92m x 5.51m)

UTILITY ROOM

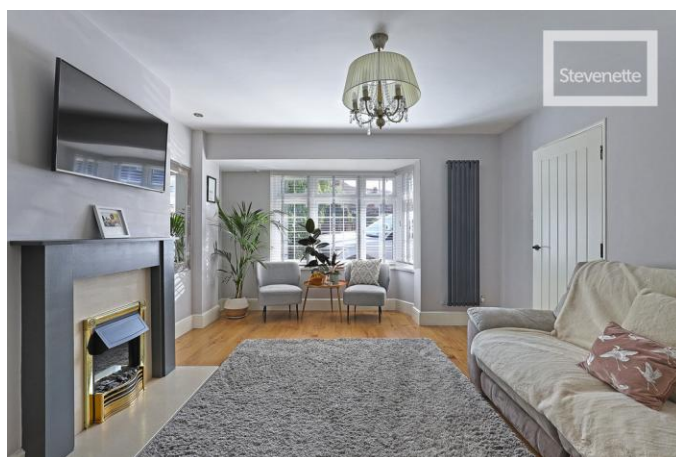
WC

FIRST FLOOR

LANDING

BEDROOM 2

11' 10" x 10' 6" (3.61m x 3.2m)



BEDROOM 3

11' 10" x 10' 6" (3.61m x 3.2m)

BEDROOM 4

8' 6" x 8' 2" (2.59m x 2.49m)

BATHROOM & WC

SECOND FLOOR

BEDROOM 1

18' 4" x 12' 2" (5.59m x 3.71m)

EN-SUITE SHOWER & WC

EXTERIOR

The house is approached over a block-set driveway. To the side of the property is a shared driveway providing access to the rear garden. The rear garden is laid to lawn with an attractive decking and shed.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'D'.

SCHOOL PRIORITY ADMISSIONS AREA

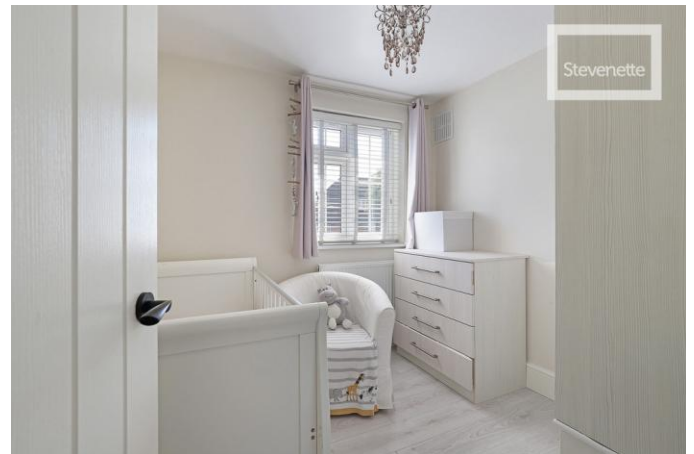
The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.

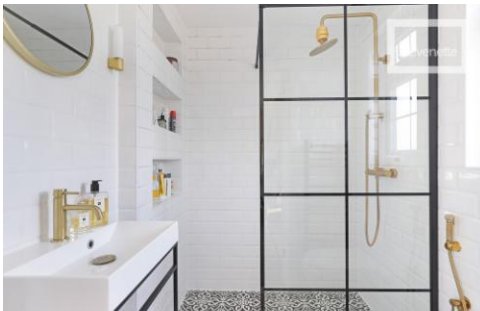
SERVICES

All mains services are understood to be connected. No services or installations have been tested.

TENURE

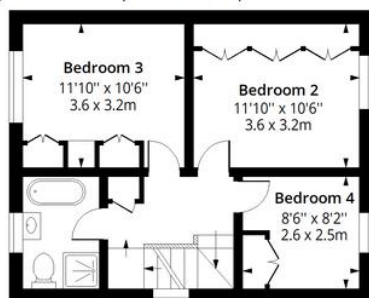
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).





Crows Road, CM16

Approx. Gross Internal Area 1652 Sq Ft - 153.47 Sq M
Approx. Gross Eaves Storage Area 108 Sq Ft - 10.03 Sq M



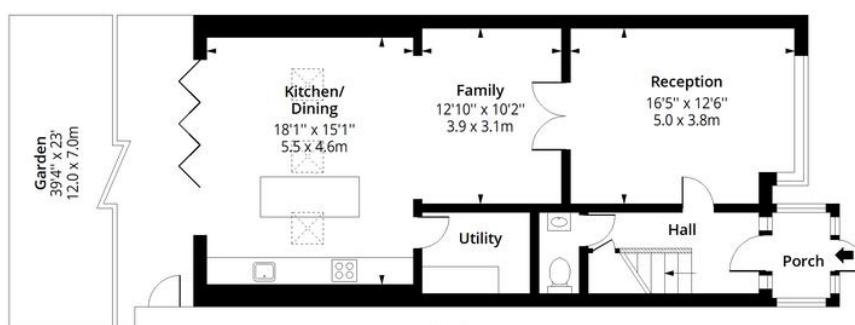
First Floor

Floor Area 476 Sq Ft - 44.22 Sq M



Second Floor

Floor Area 356 Sq Ft - 33.07 Sq M



Ground Floor

Floor Area 820 Sq Ft - 76.18 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 12/8/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(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		

WWW.EPC4U.COM

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements