



Tower Road  
Epping | Essex | CM16 5EL

FINE & COUNTRY

# SELLER INSIGHT

“ We bought this house nearly 21 years ago and it has been a wonderful versatile family home, but it is now time to start a new chapter in our lives. We were initially attracted to the character and the light and bright ambience, as well as the large garden where our young daughter could play and we could enjoy outdoor entertaining.

The location was important as we are close to Epping town centre and only a 15 minute walk or three minutes' drive to the station where the Central Line trains can whisk you to the City of London within approximately half an hour.

As well as being famous for its forest Epping includes delightful period properties lining the high street in a Conservation Area, such as the council office with its clock tower and the Gothic Revival water tower. It is famous for its Monday market that has been in existence since the 13th century and has more than 80 different stalls. There is a hospital and a wide range of shops, excellent restaurants, bars and cafes as well as two primary schools, a prep school and a good secondary school. Sporting aficionados can join cricket and football clubs, while golfers can play on the Epping and Theydon Bois Golf Courses or at the Hobbs Cross Golf Centre and equine enthusiasts can enjoy riding in Epping Forest.

We are also not far to Theydon Bois and Loughton, and it is only a couple of miles for access to the M25 for Heathrow and Gatwick and the M11 for Stansted.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP INSIDE

## Tower Road

Located in a beautiful tree lined street is this four bedroom detached house that is being sold chain free and immediately available. Built in the 1920s, it is approached via a block paved driveway providing off road parking for two/three cars and leads to the garage/storage area and the front entrance. It is at this stage you can admire the external appeal of the house with its attractive cream elevations, chimneystack, multi-pane casement, bay windows and dual arched porch filled with a charming front door incorporating stained glass inserts that leads into a spacious hallway.

The house boasts a spacious lounge with a feature fireplace and bay window to the front, effortlessly flowing into the open-plan dining area with amazing views over the private garden. In addition to generous storage throughout, the property benefits from a utility cupboard to keep some of the white goods neatly out of the kitchen, as well as a convenient downstairs shower room. The kitchen/breakfast room includes a large cooker with a gas hob and a wide variety of attractive cream-coloured shaker-style units with granite worktops, leaving plenty of space for a good-sized breakfast table and chairs. The property also features a separate study, which has previously been used as a fourth bedroom, offering excellent flexibility for families, guests, or those working from home.

On the first floor is a spacious galleried landing that provides access to the loft, family bathroom and three double bedrooms. Two of the three bedrooms have fitted wardrobes while bedroom one has an enviable dressing room in addition to the four piece en-suite bathroom.

The large rear garden is a huge feature with its impressive patio and grass space that is ideal for al fresco dining or just lounging in the sunshine. There are steps down to a pathway flanked by level lawns and bordered by shrubs and trees that leads to a delightful dual aspect and insulated cedar clad outbuilding and a wrap around decked terrace, so you can follow the sun all day. With its bi-fold doors, lighting and electrics it would make an ideal summerhouse, games room or offices for anyone who wants to work from home.





**Travel Information**

0.7 miles to Epping Station  
16.6 miles to Liverpool Street Station  
16.9 miles to Stansted Airport

**Leisure Clubs & Facilities**

Epping Golf Course	01992572282
Epping Sports Centre	01992 565670
Epping Upper Clapton Rugby Football Club	01992 572588
Epping Tennis Club	07946 589906
Epping Bowls Club	01992 561147

**Healthcare**

The Limes Medical Centre, Epping	01992 573838
High Street Surgery, Epping	01992 5789270
North Weald Doctors Surgery	01992 524383
Theydon Bois Surgery	01992 812240
St Margaret's Hospital	01992 561666

**Education**

Primary School	
Epping Primary	
Ivy Chimneys Primary	
Epping Upland CofE Primary	
St Andrews Primary, North Weald	
Theydon Bois Primary	
Secondary School	
Epping St Johns	
West Hatch Highschool, Chigwell	
Davenant Foundation School	
Leventhorpe School, Sawbridgeworth	

Independent schools	
Coopersale Hall Junior & Senior	
Oaklands School	
Saint Nicholas School, Old Harlow ( via minibus)	
Bishop's Stortford College (via minibus)	
Felsted School (via minibus)	

01992 572408
01992 573518
01992 572087
01992 522283
01992 813083

01992 573028
020 8504 8216
02085 080404
01279 836633

01992 577133
02085 083517
01279 429910
01279 838575
01371 822611

**Entertainment**

Pubs and Restaurants	
The George and Dragon, Epping	01992 579493
Funky Monk Restaurant, Bar & Hotel, Epping	01992 570056
Quore Matto	01992 676030
Yakimono	01992 572995
The Swan	01992 572324
The Raj	01992 572193
Piya Bar & Kitchen, Epping	01992 577588
Forest Kitchen, Epping	01992 611993
The Black Lion, Epping	01992 506939
The Kings Head, North Weald	01992 525001
Queen Victoria, Theydon Bois	01992 812392
The Bull , Theydon Bois	01992 812145
The Blue Boar, Abridge	01992 812110

**Local Attractions / Landmarks**

Epping Forest, (with extensive walks and bridal paths in and around Epping itself, down to Theydon Bois and beyond)  
North Weald Airfield and Museum  
Epping Ongar, Heritage Railway  
Epping Signalling Museum  
Queen Elizabeth's Hunting Lodge, Chingford  
Lee Valley White Water Centre, Waltham Abbey  
Lee Valley Park Farm

Ground Floor

Entrance Hall	
Lounge	10'11 x 14'11
Dining Area	10'11 x 10'01
Study	16'1 x 6'5
Kitchen/Breakfast Room	10'10 x 20'10
Inner Hall	
Shower Room	

First Floor

Landing	
Bedroom 1	15'0 x 11'0
En-Suite Bathroom	
En-Suite Dressing Room	8'8 x 3'6
Bedroom 2	11'0 x 8'11
Bedroom 3	11 x 8'06
Bathroom	

Outbuilding

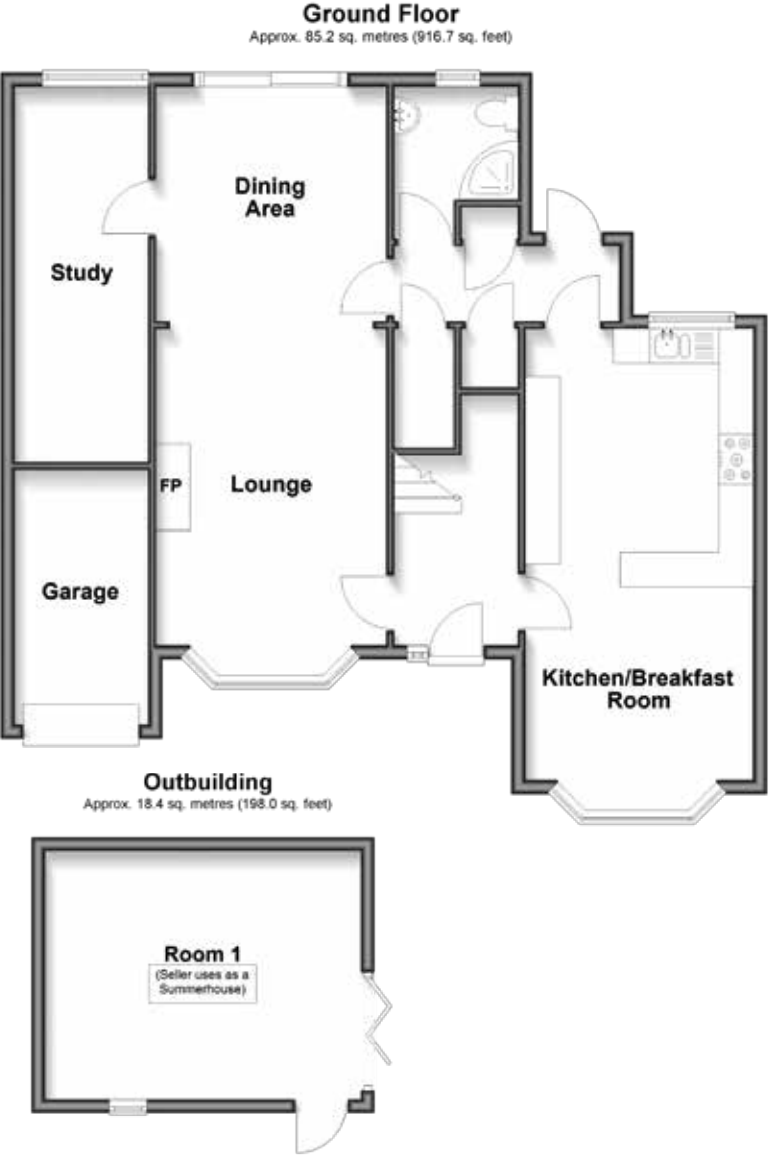
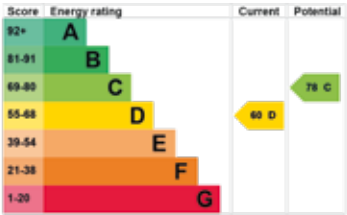
Room 1	15'1 x 12'05
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Outside

Garage  
Off Street Parking  
Rear Garden

£ 1,100,000

Council Tax Band: H  
Tenure: Freehold



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