



Crows Road, Epping

O.I.R.O £900,000



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PORTFOLIO HOMES

Millers Portfolio Homes are pleased to offer this impressive detached family home situated in one of Epping's more desirable residential streets, close to the town centre. The internal accommodation is beautifully arranged and comprises an entrance porch leading to an inner hallway. There is a kitchen breakfast room boasting a range style cooker and breakfast bar. A dining area leads into the living room which features bi-fold doors to the garden. There is utility room, downstairs guest cloakroom and a access to the garage.

The first floor landing leads to the four bedrooms which includes a master suite offering a dressing room and an en-suite shower room. There is a family bathroom offering a white four-piece suite and the three further bedrooms where one is currently used as a home study room. The rear garden is mainly laid to lawn and has a patio area. There is side access to a gravelled parking area for up to three cars and a garage.

Crows Road is located within a short walk to the open common land of Swaines Green, Bell Common and Epping Forest which offer peaceful walks and variety of wildlife. Crows Road is also accessible to Epping Tube Station serving London and positioned within easy reach of the High Street with its shops, cafes, bars and restaurants. Local schooling is available at Ivy Chimneys, Epping Primary School; Coopersale Hall School near Epping Golf Course and Epping St Johns. This Historic Market Town has great transport links to the M11 at Hastingwood and the M25 at Waltham Abbey.

## GROUND FLOOR

### Entrance Porch





### Inner Hallway

### Breakfast Kitchen

16'11" x 10'7" (5.16m x 3.23m)

### Utility

5'9" x 11'11" (1.74m x 3.64m)

### Dining Area

10'3" x 16'2" (3.13m x 4.92m)

### Lounge Area

12'11" x 16'7" (3.93m x 5.05m)

### Guest Cloakroom

### FIRST FLOOR

### Landing

### Bedroom Two

16'11" x 10'2" (5.16m x 3.10m)

### Bedroom Three

13'4" x 11'4" (4.07m x 3.45m)

### Study Bed Four

10'3" x 5'10" (3.13m x 1.79m)

### Family Bathroom

10'8" x 6'3" (3.25m x 1.91m)

### Bedroom One

10'4" x 11'7" (3.15m x 3.52m)

### En-suite

6'1" x 5'10" (1.85m x 1.78m)

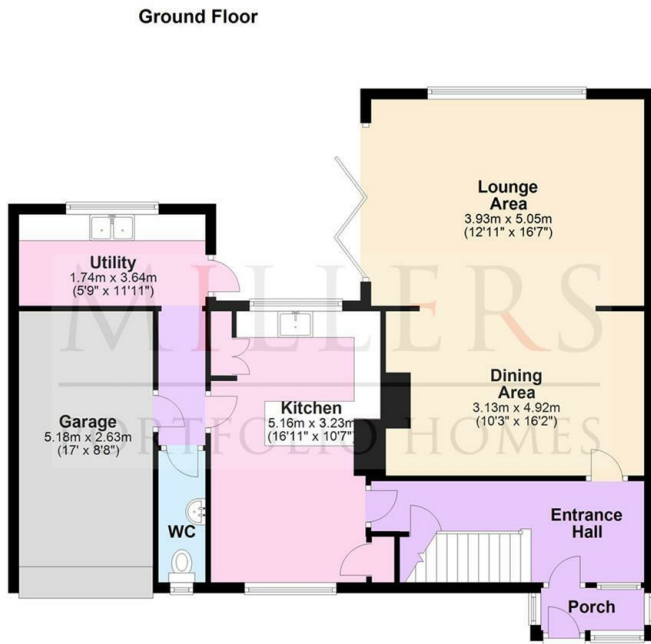
### Dressing Room

10'1" x 9'4" (3.08m x 2.85m)

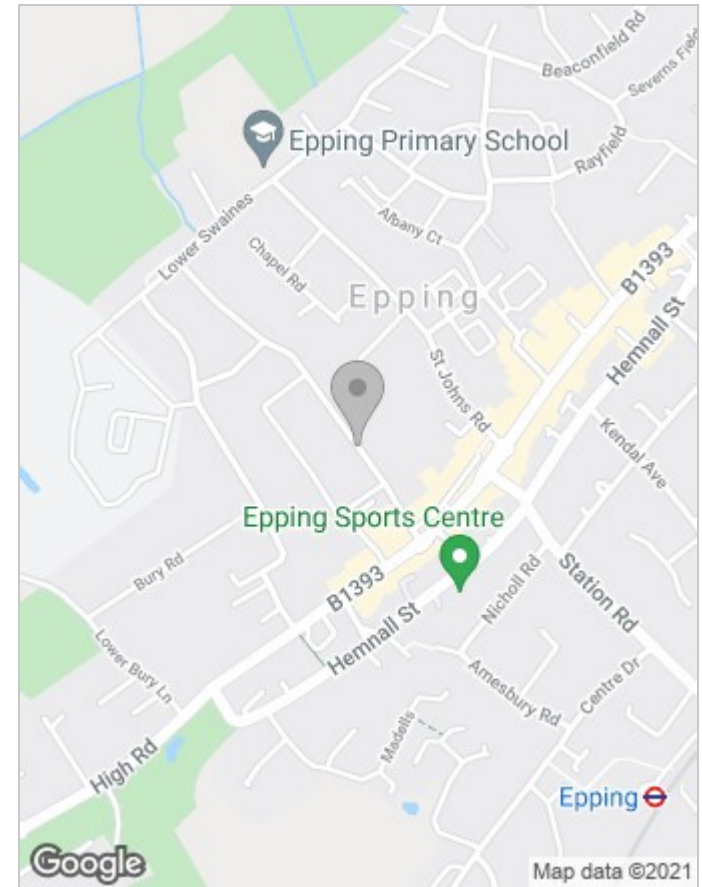
### EXTERIOR

### Garage

17' x 8'8" (5.18m x 2.64m)



Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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