



**Crossing Road, Epping**

**Price Range £580,000**



**MILLERS**  
ESTATE AGENTS

**\*PRICE RANGE £580,000 TO £600,000\* END TERRACED HOUSE \* THREE BEDROOMS \* GARAGE & DRIVEWAY \* LANDSCAPED GARDEN \* APPROX. 917 SQ. FT ACCOMMODATION \* 0.8 MILES TO BOTH EPPING STATION & FOREST \***

We are pleased to offer this well presented three bedroom end of terraced house with off street parking for two vehicles and a garage located en-bloc. Situated in the popular residential street of Crossing Road, being close to the local convenience store in Allnutts Road, arable farmland and walking distance to Epping High Street and parts of Epping Forest.

The accommodation comprises an entrance hall leading a lounge dining room featuring wooden flooring and has stairs ascending to the first floor. A spacious kitchen breakfast room is fitted with a range of white units, has contrasting work surfaces and includes a built in oven, hob and extractor. A rear door opens to a landscaped garden featuring a stone patio area, lawn area with garden path to a gated pedestrian access leading to the garage. The first floor landing provides access to the three bedrooms, two are double in size and there is a generous third. A stunning family bathroom comprises a three-piece suite with white sanitary ware completes the upstairs. Additionally, the property has newly fitted double glazed windows and gas heating via radiators with a recently fitted boiler.

Crossing Road is perfectly positioned for the commuter, being within walking distance to Epping Station on the Central line, serving London. It is a stones throw to arable farmland and a short walk to the well regarded, Ivy Chimneys Primary Schools. In addition Epping's Forest is close by which is ideal for horse riding, walking & bike riding. Other local schooling is provided at Epping St John Comprehensive school and Coopersale Hall School. Convenient transport links are available at Waltham Abbey for the M25, and Hastingwood for the M11 and A414 to Harlow and Chelmsford.





## GROUND FLOOR

Entrance Hall

Living Room

18'7" x 15'11" (5.66m x 4.85m)

Kitchen Breakfast Room

9'10" x 15'11" (3.00m x 4.85m)

## FIRST FLOOR

Landing

Bedroom One

11'5" x 16'0" (3.48m x 4.88m)

Bedroom Two

9'11" x 9'10" (3.01m x 2.99m)

Bedroom Three

6'10" x 10'0" (2.08m x 3.04m)

Bathroom

7'11" x 5'6" (2.41m x 1.68m)

## EXTERNAL AREA

Rear Garden

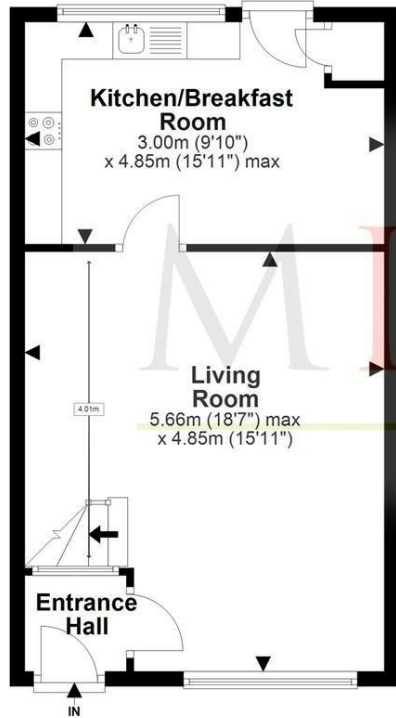
42' x 21' (12.80m x 6.40m)

Single Garage

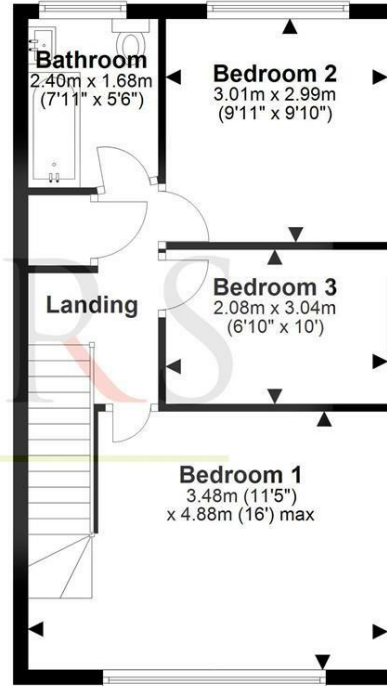
16' x 7'7" (4.88m x 2.31m)



**Ground Floor**  
Main area: approx. 42.5 sq. metres (457.1 sq. feet)  
Plus garages, approx. 11.3 sq. metres (121.3 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.2 sq. feet)



**Garage**  
4.88m x 2.31m  
(16' x 7'7")

(not in the actual position shown)

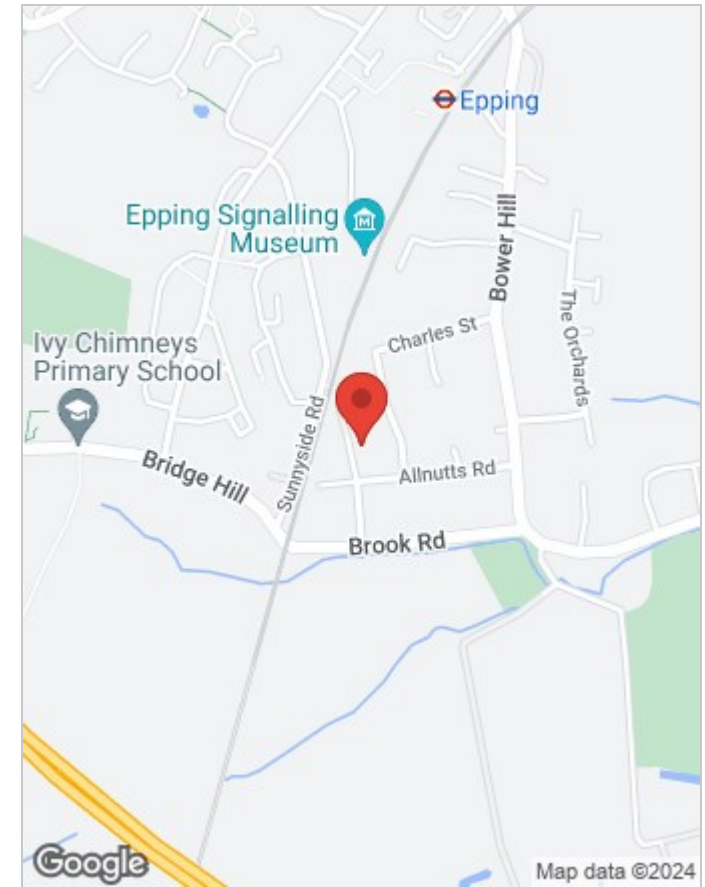
**Floor Plan Key**

- Restricted height  
Measured from 1.5m height
- Room indication of where  
measurements are taken from
- Property main entry
- Chimney breast & fireplace
- Sky light/elevated window

Main area: Approx. 85.1 sq. metres (916.2 sq. feet)  
Plus garages, approx. 11.3 sq. metres (121.3 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			72				86

**Viewing**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.