



**Lower Swaines, Epping**  
**Asking Price £899,999**



**MILLERS**  
ESTATE AGENTS



\* DETACHED HOUSE \* FAMILY ACCOMMODATION \*  
THREE RECEPTION AREAS \* APPROX. 1740 SQ FT  
VOLUME \* CLOSE TO SWAINES GREEN \* TWO  
PARKING SPACES \*

Situated in a charming cul-de-sac off Lower Swaines, is this generous detached house enjoying the perfect setting for a growing family. Boasting four bedrooms, three bathrooms & three receptions, this property provides ample space for everyone to enjoy.

As you step inside, you'll be greeted by two reception rooms; a cosy living room with a feature fireplace & raised balcony overlooking the rear garden & separate formal dining room. Both perfect for entertaining guests or simply relaxing with your loved ones. The raised balcony off the living room adds a touch of elegance & provides a lovely spot to unwind after a long day. The first floor has three separate bath or shower rooms adding functionality to this impressive home.

With parking for two vehicles, you won't have to worry about finding a spot after a long day at work. The third reception room offer flexibility in how you can utilise the space, whether it's for a home office, playroom, or additional living area.

One of the standout features of this property is its ideal location within walking distance to Epping's schools. This makes it a convenient choice for families with school-going children, saving you time on the school run & allowing for more quality time together.

Overall, this four-bedroom family home offers comfortable and spacious accommodation in a sought-after location. Don't miss out on the opportunity to make this property your own & create lasting memories with your loved ones.

Lower Swaines is located within a short walk to the High Street with its shops, bars, cafes, and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School.







## GROUND FLOOR

### Kitchen

11'10" x 10'10" (3.61m x 3.30m)

### Dining Room

11'10" x 13'4" (3.61m x 4.06m)

### Living Room

15'5" x 22'2" (4.70m x 6.75m)

### Utility Room

7'11" x 5'2" (2.41m x 1.57m)

### Family Room

8'9" x 11'5" (2.66m x 3.47m)

### Cloakroom WC

6' x 2'10" (1.83m x 0.86m)

## FIRST FLOOR

### Bedroom One

10'10" x 12'5" (3.29m x 3.78m)

### En-Suite Bathroom

8'8" x 8' (2.64m x 2.44m)

### Bedroom Two

8'0" x 18'10" (2.44m x 5.74m)

### Bedroom Three

12'0" x 10'3" (3.66m x 3.12m)

### Bedroom Four

8'1" x 14'0" (2.46m x 4.26m)

### Shower Room

7'1" x 3'9" (2.16m x 1.14m)

### Bathroom

6'9" x 8'5" (2.06m x 2.57m)

## EXTERNAL AREA

### Rear Garden

60 x 47'9" (18.29m x 14.55m)

### Side Plot

35'11" x 13'10" (10.95m x 4.22m)





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

## 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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