



**Crows Road, Epping**

**Price Range £700,000 to £725,000**



**MILLERS**  
ESTATE AGENTS



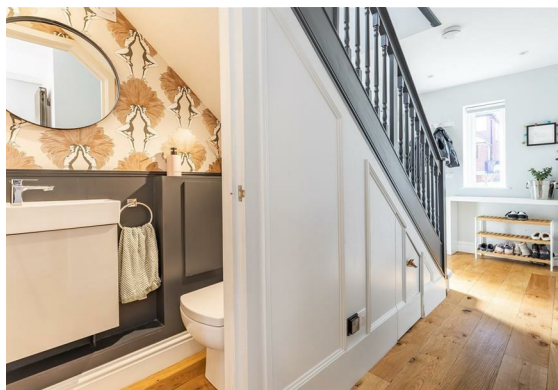
\* PRICE RANGE: £700,000 TO £725,000 \* SEMI DETACHED HOME \* DETACHED HOME OFFICE / GARDEN ROOM \* LARGE PAVED DRIVEWAY \* BEAUTIFULLY PRESENTED \* THREE BEDROOMS \* 1,015.00 SQ FT VOLUME

This beautifully designed semi-detached family home boasts an impressive interior, plenty of parking and a home office. With three spacious bedrooms, two inviting reception areas, and a stylish open-plan kitchen featuring a breakfast bar, this property is perfect for modern family living.

Additionally, the separate detached home office in the rear garden provides an excellent work-from-home solution. Conveniently located on a sought-after residential street, it's just a short stroll from Epping Primary School, the High Street, and Epping Tube Station.

The elegant interior showcases a cozy living room complete with a striking feature fireplace and bespoke storage solutions. The dining room and fully fitted kitchen breakfast room are adorned with attractive wood block flooring, high-gloss units, and integrated appliances, creating a perfect environment for entertaining. The bi-fold doors seamlessly connect the kitchen to the rear garden, enhancing your outdoor experience. The welcoming entrance hallway includes a convenient guest cloakroom (WC), while stairs lead to the first floor, where you will find three generously sized bedrooms and a sleek three-piece family bathroom suite finished in chic white sanitary ware.

Outside, the front garden features a block-paved driveway offering ample parking for several vehicles. Side access leads to the rear garden, which boasts a spacious patio area and a lush lawn, ideal for outdoor gatherings and relaxation. The detached garden room is a fantastic asset, serving as the perfect home office for remote workers. This property truly embodies the balance of contemporary living and inviting outdoor spaces, making it a must-see for families and professionals alike.







## GROUND FLOOR

### Living Room

12'5" x 15'6" (3.78m x 4.72m)

### Cloakroom

4'7" x 2'6" (1.40m x 0.76m)

### Kitchen Dining Room

21'6" x 10'2" (6.56m x 3.09m)

## FIRST FLOOR

### Bedroom One

8'11" x 11'7" (2.72m x 3.53m)

### Bedroom Two

10'2" x 11'9" (3.09m x 3.58m)

### Bedroom Three

7'9" x 8'4" (2.35m x 2.54m)

### Bathroom

8'5" x 5'5" (2.57m x 1.65m)

## EXTERNAL AREA

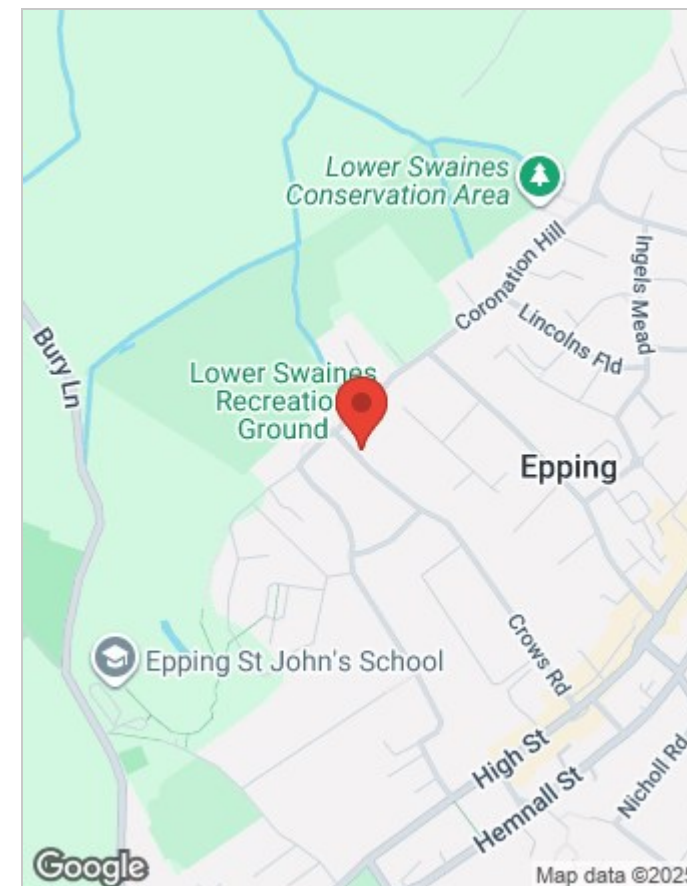
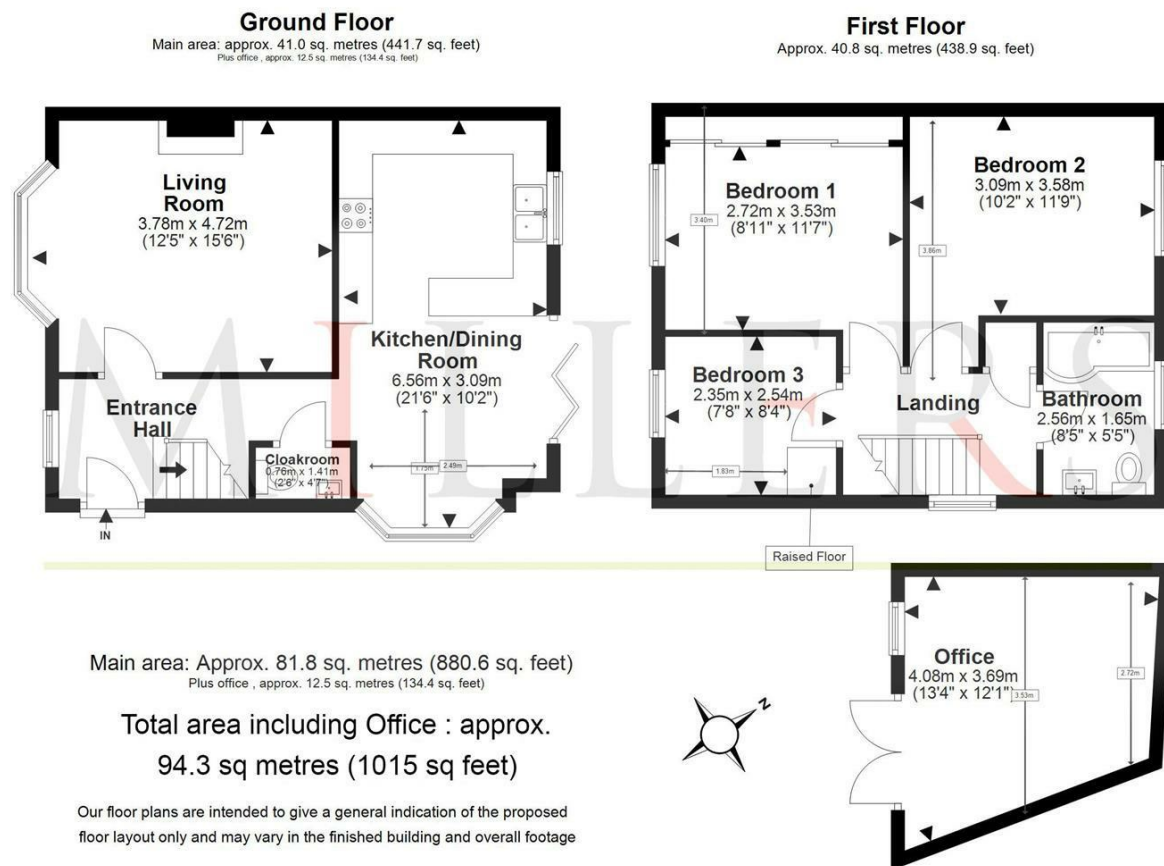
### Home Office

13'5" x 12'1" (4.08m x 3.69m)

### Garden

46' x 23'3" (14.02m x 7.09m)





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>		<b>86</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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