



Tower Road, Epping

Price Range £800,000 - £850,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £800,000 - £850,000 *
 * EXTENDED SEMI * FOUR BEDROOMS * EN-SUITE SHOWER TO MASTER BEDROOM *
 * FIRST FLOOR FAMILY BATHROOM * TWO RECEPTIONS * EXTENDED KITCHEN/DINER *
 * UTILITY ROOM * OFF STREET PARKING *
 WALKING DISTANCE OF HIGH STREET *

Nestled on the desirable Tower Road in Epping, this extended four-bedroom semi-detached home offers a perfect blend of space and modern living. With its prime location, the property is just a short stroll from Epping High Street, providing easy access to a variety of shops, cafes, and local amenities. For commuters, Epping Station is conveniently within walking distance, making travel to London and beyond a breeze.

Upon entering, you will find two well-proportioned reception rooms, ideal for both relaxation and entertaining. The heart of the home is the extended kitchen/diner, which boasts ample space for family gatherings and culinary adventures. This area is designed to be both functional and inviting, making it the perfect spot for everyday living.

The property features four spacious bedrooms, providing plenty of room for family or guests. Additionally, there is an en-suite shower to master bedroom, family bathroom and ground floor cloakroom ensuring convenience and privacy for all occupants.

This home is a wonderful opportunity for those seeking a comfortable and stylish residence in a sought-after location. With its generous living spaces and proximity to local amenities, it is sure to appeal to families and professionals alike. The property also has the added benefit of having solar panels to help out in keeping electric bills to a minimum. Do not miss the chance to make this delightful property your new home.





Entrance Hall

Cloakroom

5'3" x 2'2" (1.60m x 0.66m)

Utility Room

5'10" x 5'7" (1.77m x 1.71m)

Living Room

13'2" x 11'3" (4.01m x 3.42m)

Kitchen/Dining Room

16'6" x 20'0" (5.03m x 6.10m)

Family Room

11'1" x 10'0" (3.38m x 3.06m)

Vaulted Landing

Bedroom 1

11'9" x 10'1" (3.58m x 3.07m)

Dressing Area

4'4" x 5'3" (1.33m x 1.60m)

En-suite Shower Room

10'2" x 3'6" (3.10m x 1.07m)

Bedroom 2

12'11" x 10'11" (3.94m x 3.33m)

Bedroom 3

10'11" x 9'9" (3.33m x 2.96m)

Bedroom 4

11'5" x 6'9" (3.48m x 2.07m)

Bathroom

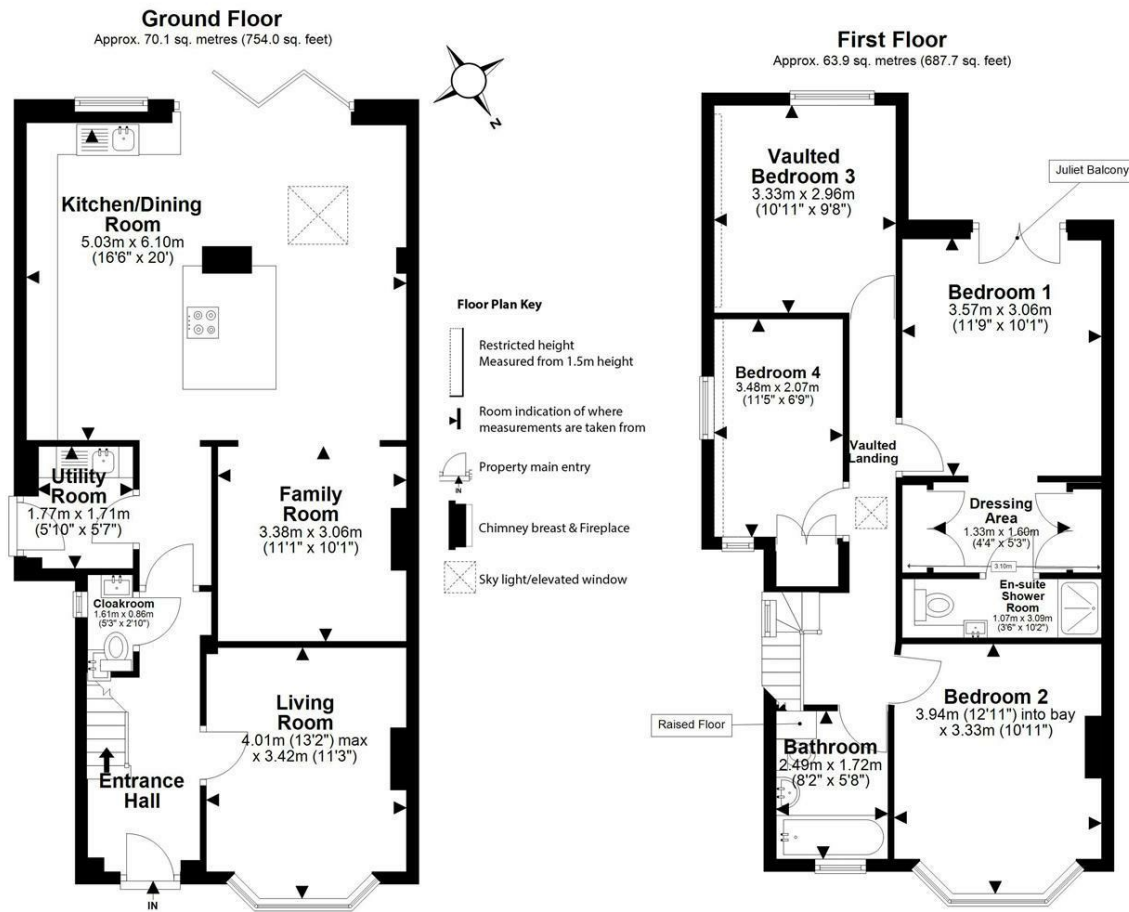
8'2" x 5'8" (2.49m x 1.73m)

EXTERIOR

Rear Garden

82'0" x 25'0" (24.99m x 7.62m)





Total area: approx. 133.9 sq. metres (1441.7 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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.