



Upper Swaines, Epping
Price Guide £725,000



MILLERS
ESTATE AGENTS

Situated on the highly sought-after residential street of Upper Swaines in Epping, this stunning extended, end terraced family home beautifully combines space, comfort & convenience. Spanning an impressive 1,346.1 square feet, the property showcases three inviting reception areas & four generously sized bedrooms, making it an ideal retreat for families in search of style & practicality.

Step inside & you are welcomed by a gracious hallway that opens into the front living room, adorned with a charming fireplace, which offers a warm & inviting atmosphere, perfect for cozy evenings. The open-plan kitchen & dining area, complemented by a snug, create an exceptional space for entertaining, featuring a set of double doors that invite you to the rear garden, seamlessly blending indoor & outdoor living. A functional utility room and a separate storage room, providing added convenience. On the first floor, a generous landing leads to four well-proportioned double bedrooms, bathed in natural light & a family bathroom finished with a sleek white three-piece suite.

The exterior of the property is equally captivating, featuring a front garden that leads to the entrance, along with gates that provide off-street parking for two or three vehicles. The expansive rear garden, measuring over 50' x 40', is a true gem, boasting a shaded patio area perfect for al fresco dining & entertaining, with steps leading up to a low-maintenance lawn that offers a serene retreat for family gatherings. Additionally, a detached garage presents versatile options for storage or could be transformed into an inspiring home office.

This exceptional residence is just a short stroll from Epping's vibrant High Street, where an array of boutiques, cafes & amenities await your exploration. This property represents a wonderful opportunity for those looking to settle into a charming community while enjoying the comforts & spaciousness of a family home, with easy access to the Epping Central Line Station.





GROUND FLOOR

Porch

2'7" x 5'1" (0.79m x 1.55m)

Living Room

17'7" x 10'11" (5.35m x 3.33m)

Storage Area

5'1" x 5'5" (1.55m x 1.65m)

Utility Room

5'5" x 10'10" (1.65m x 3.30m)

Dining Room

11'1" x 9'7" (3.38m x 2.92m)

Snug

12'4" x 5'9" (3.75m x 1.75m)

Kitchen

8'4" x 9'7" (2.55m x 2.92m)

Cloakroom

5'11" x 2'7" (1.80m x 0.79m)



FIRST FLOOR

Bedroom One

11'8" x 10'11" (3.56m x 3.34m)

Bedroom Two

11'2" x 9'8" (3.40m x 2.95m)

Bedroom Three

8'3" x 8'11" (2.51m x 2.72m)

Bedroom Four

8'7" x 7'10" (2.62m x 2.40m)

Bathroom

7'11" x 5'5" (2.41m x 1.65m)

EXTERNAL AREA

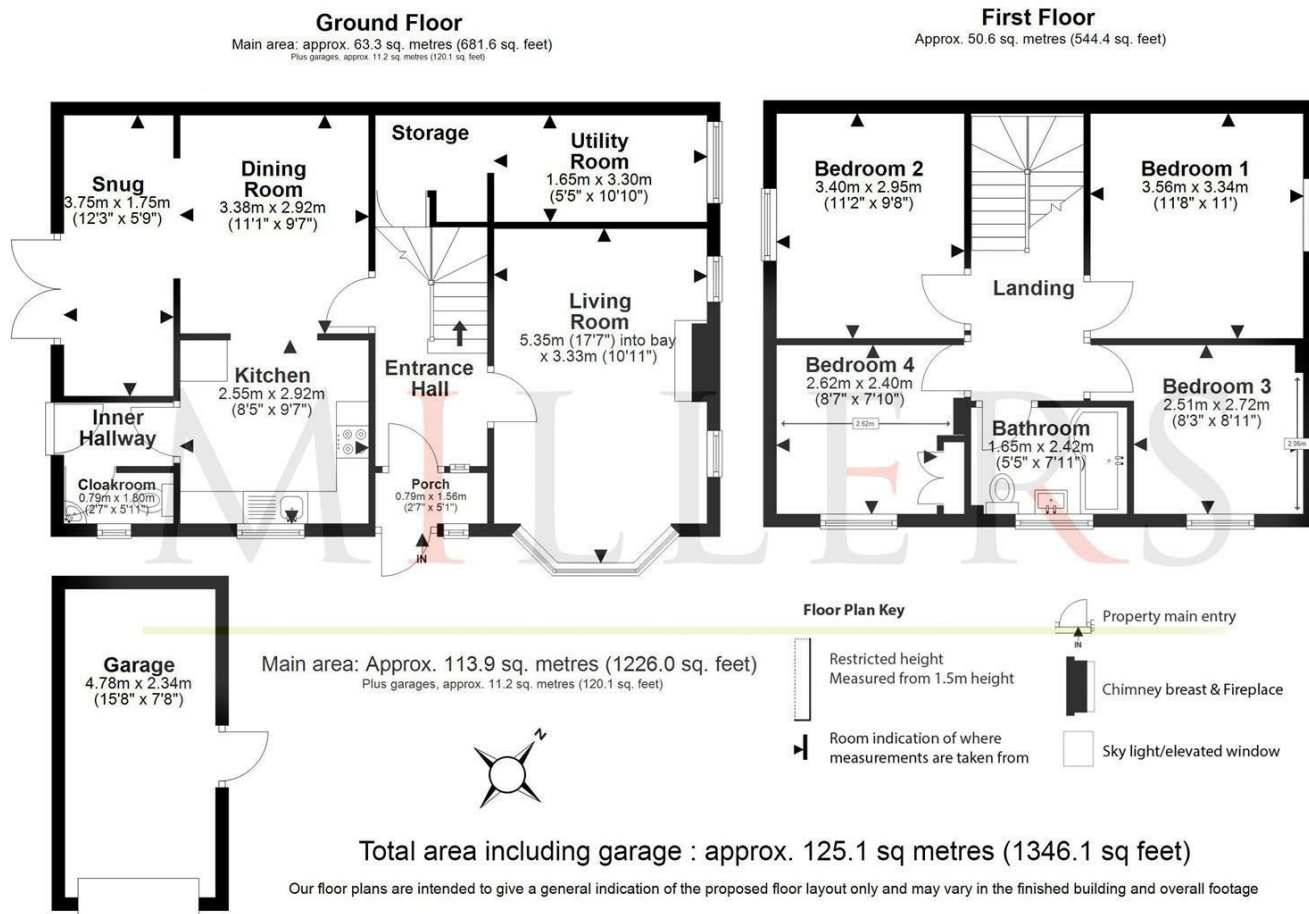
Detached Garage

15'8" x 7'8" (4.78m x 2.34m)

Rear Garden (max)

50' x 40'9" (15.24m x 12.42m)





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	65	England & Wales	EU Directive 2002/91/EC	78

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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