



**Crows Road, Epping**  
**Offers Over £625,000 - £675,000**



**MILLERS**  
ESTATE AGENTS



\* FOUR BEDROOM \* EN-SUITE SHOWER TO MASTER BEDROOM \* FIRST FLOOR BATHROOM \* KITCHEN/DINER \* LOUNGE \* GOOD SIZE REAR GARDEN \* CLOSE TO HIGH STREET \*

Nestled on the charming Crows Road in Epping, this four-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With one spacious reception room, the property offers a welcoming atmosphere, perfect for both relaxation and entertaining.

The house features two well-appointed bathrooms, catering to the needs of a growing family or guests. While the property requires some modernisation, it is brimming with potential, allowing you to personalise the space to your taste. Additionally, there is ample opportunity to extend the ground floor, providing even more room for your family's needs.

Conveniently located, this home is just a stone's throw away from Epping High Street, where you can enjoy a variety of shops, cafes, and restaurants. The nearby Epping station offers excellent transport links, making commuting to London and beyond a breeze. Families will appreciate the proximity to reputable schools, ensuring that education is easily accessible.

With parking available for one vehicle, this property combines practicality with the charm of suburban living. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached house on Crows Road is a fantastic opportunity not to be missed. Embrace the chance to transform this house into your perfect home in a desirable location.







## GROUND FLOOR

### Porch

5'6 x 2'7 (1.68m x 0.79m)

### Living Room

14'1" x 12'5" (4.29m x 3.78m)

### Kitchen Dining Room

10'5" x 18'11" (3.18m x 5.76m)



## FIRST FLOOR

### Bedroom Two

13'1" x 10'9" max (3.99m x 3.28m max)

### Bedroom Three

11'9" x 10'8" (3.58m x 3.25m)

### Bedroom Four

6'11" x 8'1" (2.11m x 2.46m)

### Bathroom

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



## SECOND FLOOR

### Bedroom One

14'8 x 11'6 (4.47m x 3.51m)

### En-suite Shower Room

7'9 x 5'9 (2.36m x 1.75m)

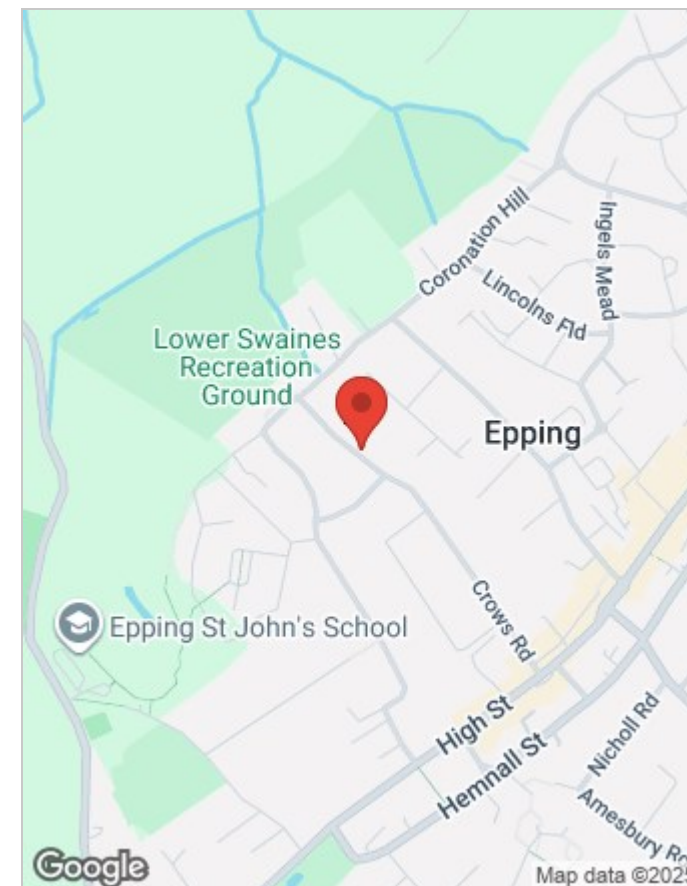
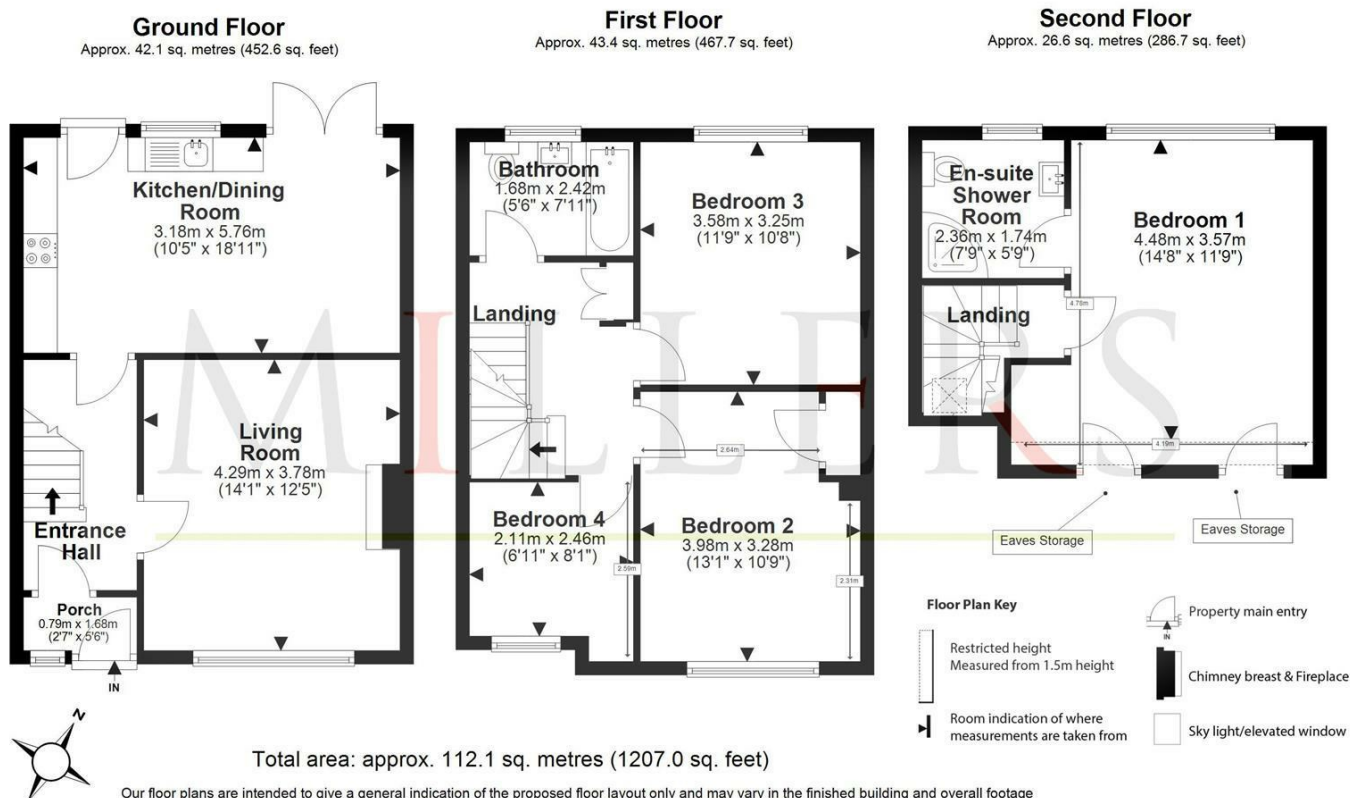
## EXTERIOR

### Rear Garden

96'0 x 24'7 < 31'8 (29.26m x 7.49m < 9.65m)







## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	