72 Crows Road

Epping

Council Tax band: D

Tenure: Freehold

- Three double bedroom home
- Light filled kitchen / diner
- Utility room
- Loft room with shower
- Downstairs WC
- Low maintenance private garden with side access
- Short walk to Epping high street & station







Hammond & Smith

Hallway

Living Room
14' 1" x 12' 6" (4.30m x 3.80m)

Kitchen / Diner
19' 0" x 10' 6" (5.80m x 3.20m)

Utility
13' 1" x 4' 11" (4.00m x 1.50m)

WC

Bedroom
11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom
10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom
8' 6" x 8' 2" (2.60m x 2.50m)

Bathroom
7' 10" x 5' 3" (2.40m x 1.60m)

Loft
12' 6" x 10' 6" (3.80m x 3.20m)

Shower Room








Hammond
& Smith

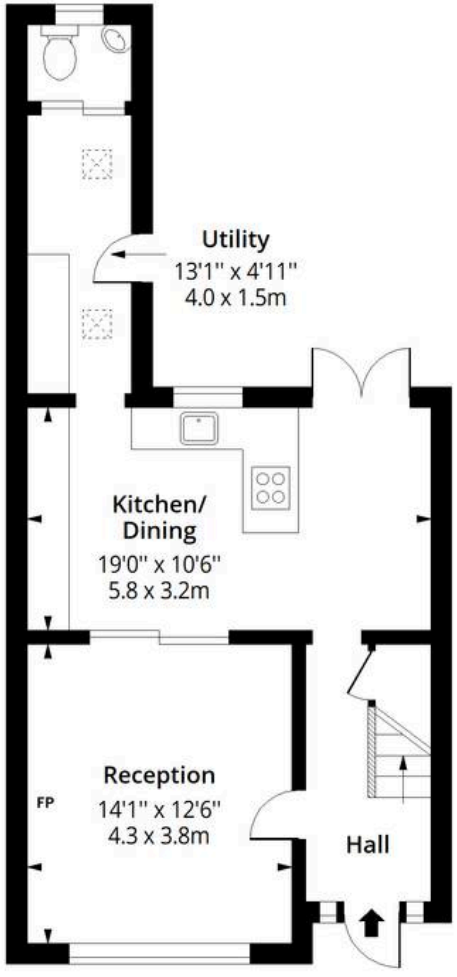

Hammond
& Smith


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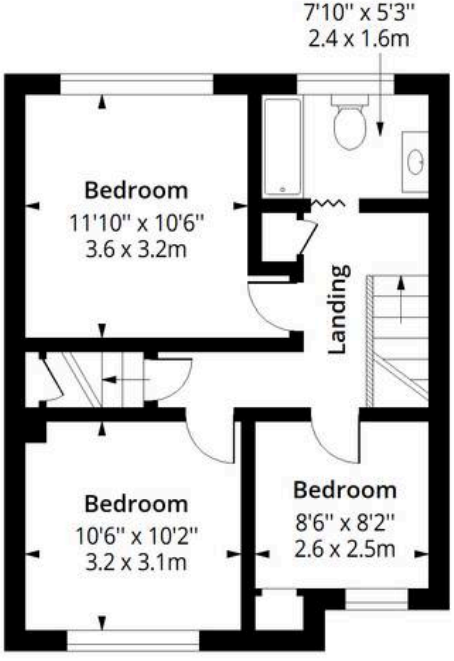
Crows Road CM16

Approx. Gross Internal Area 1157 Sq Ft - 107.49 Sq M
Approx. Gross Eaves Storage Area 233 Sq Ft - 21.65 Sq M



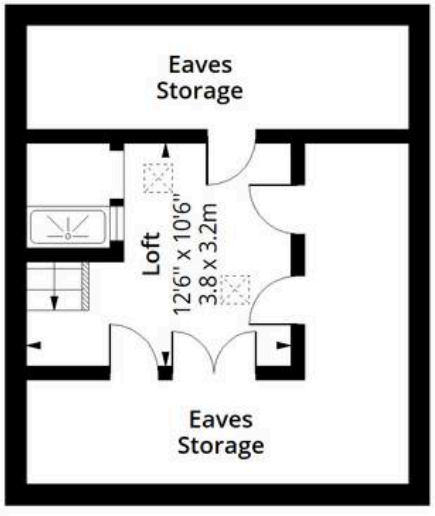
Ground Floor

Floor Area 557 Sq Ft - 51.75 Sq M



First Floor

Floor Area 469 Sq Ft - 43.57 Sq M



Second Floor

Floor Area 131 Sq Ft - 12.17 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 6/11/2026