

# 3 Bower Terrace

Epping, Epping

Just a short walk to Epping tube and high street sits this three bedroom home packed with opportunity to add your own stamp. A perfect find for young families or commuters alike, welcome to Bower Terrace.

Council Tax band: D

Tenure: Freehold

- Rear gated access
- Garage
- Moments from Epping station
- Short walk to Epping high street



**Porch**

**Living / Dining Room**

18' 1" x 14' 1" (5.50m x 4.30m)

**Kitchen**

14' 1" x 9' 10" (4.30m x 3.00m)

**Bedroom**

14' 1" x 11' 2" (4.30m x 3.40m)

**Bedroom**

13' 9" x 8' 2" (4.20m x 2.50m)

**Bathroom**

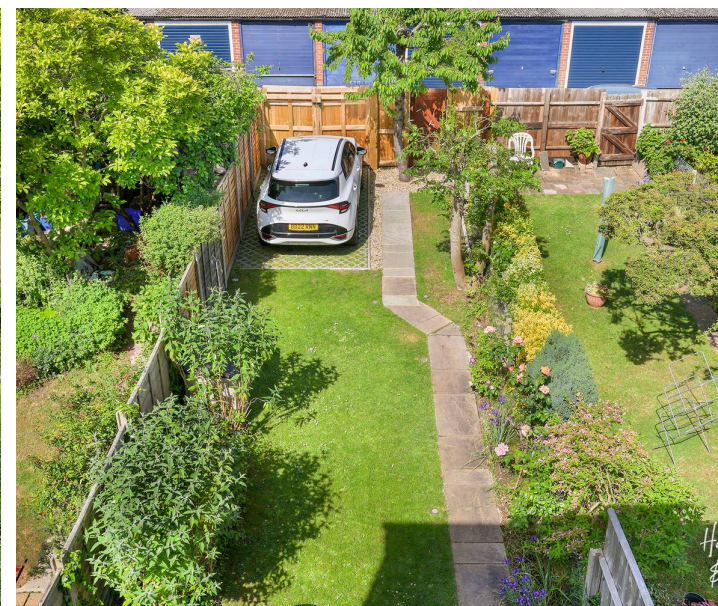
6' 3" x 5' 7" (1.90m x 1.70m)

**Bedroom**

15' 9" x 13' 9" (4.80m x 4.20m)

**Ensuite Shower Room**

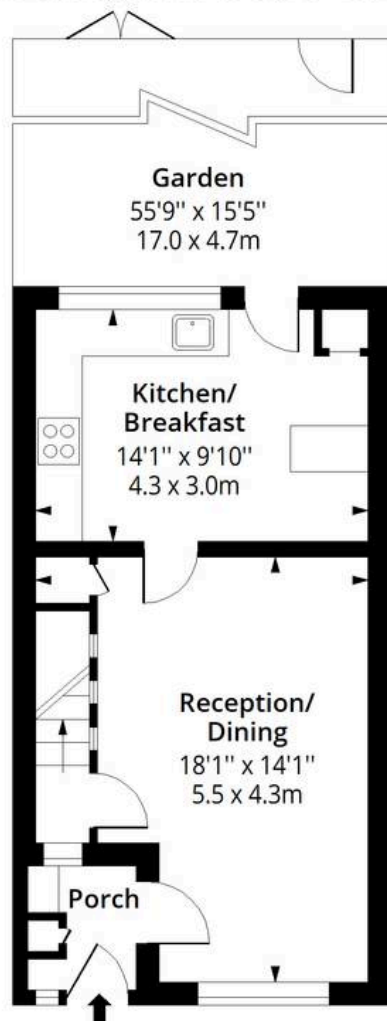
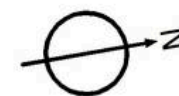
6' 11" x 5' 3" (2.10m x 1.60m)





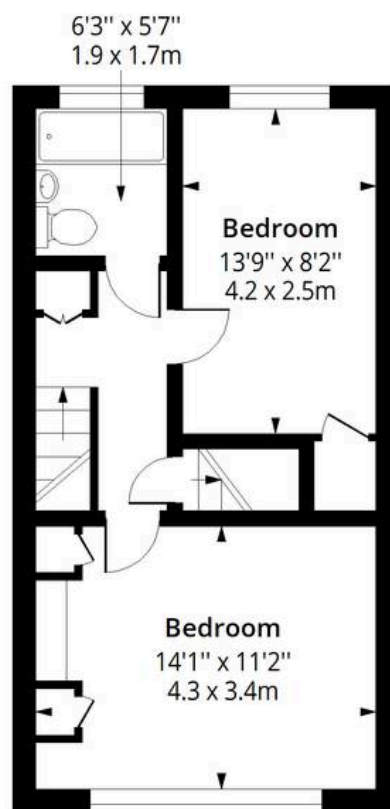
# Bower Terrace CM16

Approx. Gross Internal Area 1045 Sq Ft - 97.08 Sq M (Including Porch)  
Approx. Gross Eaves Storage Area 45 Sq Ft - 4.18 Sq M



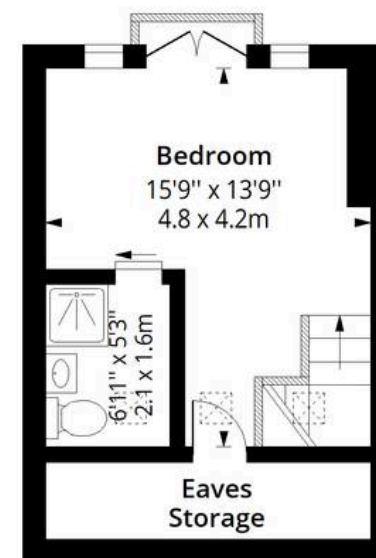
## Ground Floor

Floor Area 406 Sq Ft - 37.72 Sq M



## First Floor

Floor Area 417 Sq Ft - 38.74 Sq M



## Second Floor

Floor Area 222 Sq Ft - 20.62 Sq M



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: 25/5/2026