



**Crows Road, Epping**

**Price Range £650,000 to £700,000**

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**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £650,000 - £700,000 \* END TERRACED HOUSE \* THREE DOUBLE BEDROOMS \* EXTENDED ACCOMMODATION \* DESIRABLE RESIDENTIAL STREET \* 350 METERS TO HIGH STREET \*

This three-bedroom end-terraced family home has been thoughtfully extended across two floors, with stairs rising to a versatile loft storage room currently used as a home office. Perfectly positioned in the heart of Epping, the property is moments from the popular Lower Swaines Recreation Ground, Epping High Street, and well-regarded local schools.

Offering approximately 1,137 square feet of accommodation (inc loft), the home features three generous double bedrooms, two inviting reception areas, and a flexible loft room currently used as a home office or snug. The welcoming entrance hall leads a spacious living room, and a bespoke kitchen complete with integrated appliances, a breakfast bar, and a dining area. The extension provides a practical utility space and an additional cloakroom.

Upstairs, the first floor landing opens to three double bedrooms and a well-appointed family bathroom. A further staircase leads to the top floor, where a spacious loft storage area is currently arranged as a home office, adding valuable versatility to this impressive property. Outside, the front garden overlooks a peaceful greensward, setting the house back from the road and providing a sense of privacy. Side access leads to the rear garden, which features extensive paving for easy, low-maintenance living.

Crows Road is located within a short walk of the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Living Room

14'0" x 12'5" (4.26m x 3.78m)

### Kitchen Dining Room

10'4" x 18'11" (3.15m x 5.77m)

### Utility Room

14'4" x 4'11" (4.37m x 1.50m)

### Cloakroom WC

3'8" x 4'0" (1.12m x 1.21m)

## FIRST FLOOR

### Bedroom One

11'7" x 10'7" (3.53m x 3.23m)

### Bedroom Two

10'0" x 10'5" (3.05m x 3.18m)

### Bedroom Three

8'6" x 8'4" (2.58m x 2.55m)

### Bathroom

5'3" x 8' (1.60m x 2.44m)

## SECOND FLOOR

### Loft Room

10'6" x 8'4" (3.20m x 2.54m)

### Shower Area

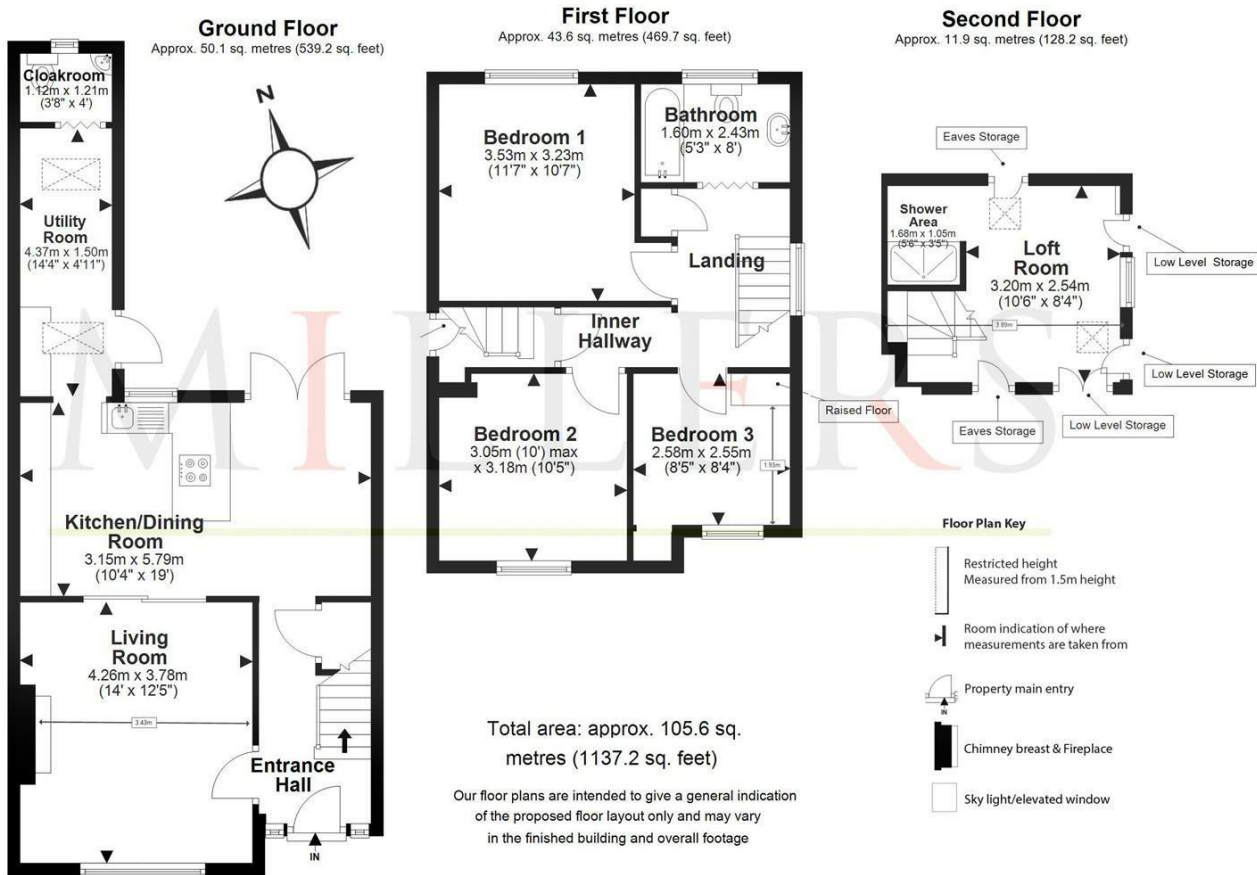
3'5" x 5'6" (1.04m x 1.68m)

## EXTERNAL AREA

### Rear Garden (max)

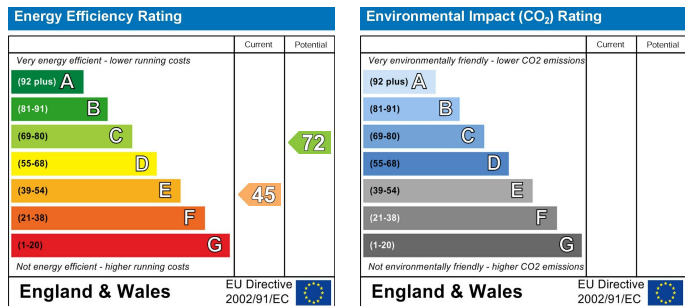
31'8" x 31'11" (9.65m x 9.73m )





## 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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