

# 71 Crows Road

Epping, Essex

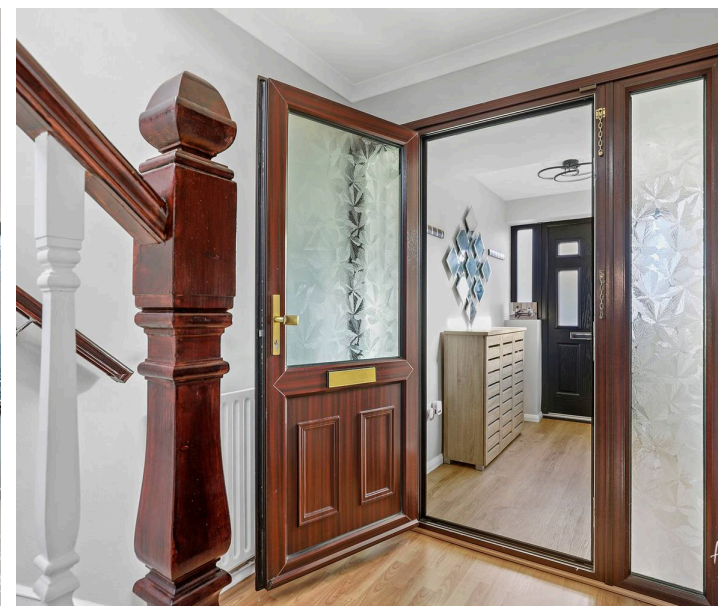
£740,000

Spanning three floors this bright and spacious three bedroom home is sat in a super Epping spot. Steps away from the high street, local schools and station, there's much to love here.

Council Tax band: E

Tenure: Freehold

- Chain free
- Driveway & Garage
- Newly fitted Kitchen
- Southerly facing Garden
- Ensuite Shower Room
- Close to High Street and Station
- Short walk to local schools



**Lobby / Porch**

8' 11" x 5' 9" (2.71m x 1.75m)

**Hallway**

**Lounge**

15' 3" x 12' 3" (4.66m x 3.73m)

**Dining Room**

10' 6" x 10' 4" (3.19m x 3.15m)

**Snug**

7' 7" x 7' 5" (2.31m x 2.27m)

**Kitchen**

11' 0" x 10' 0" (3.36m x 3.05m)

**Bedroom**

12' 7" x 11' 8" (3.83m x 3.56m)

**Bedroom**

13' 1" x 11' 10" (3.98m x 3.61m)

**Bedroom**

8' 4" x 5' 10" (2.54m x 1.79m)

**Bathroom**

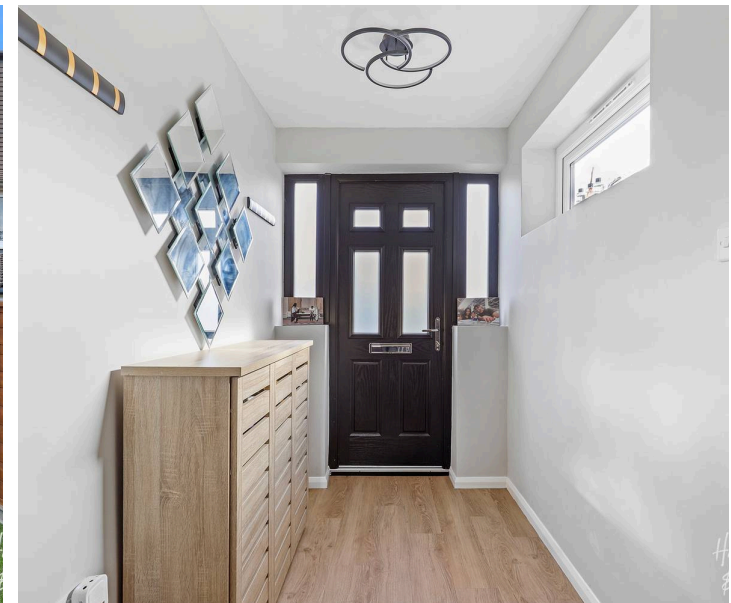
8' 0" x 6' 1" (2.44m x 1.85m)

**Bedroom**

16' 8" x 13' 7" (5.07m x 4.13m)

**Ensuite Shower Room**

6' 0" x 4' 1" (1.83m x 1.25m)



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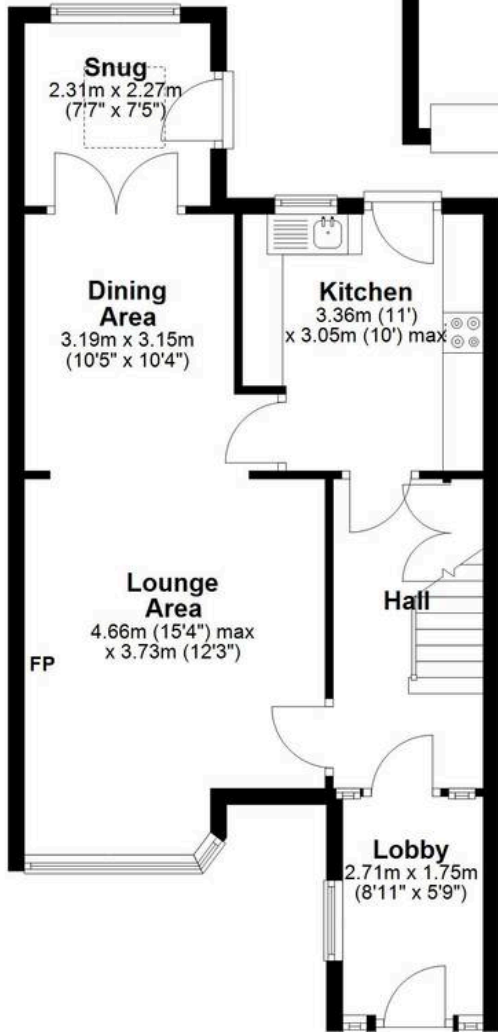
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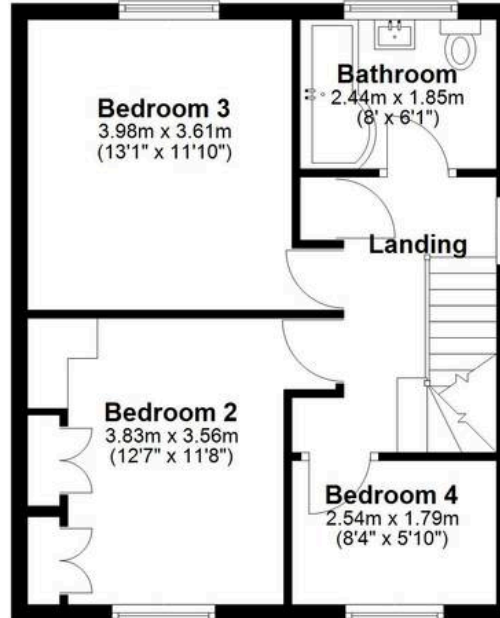
## Ground Floor

Main area: approx. 52.7 sq. metres (567.5 sq. feet)  
Plus garages: approx. 12.6 sq. metres (135.8 sq. feet)



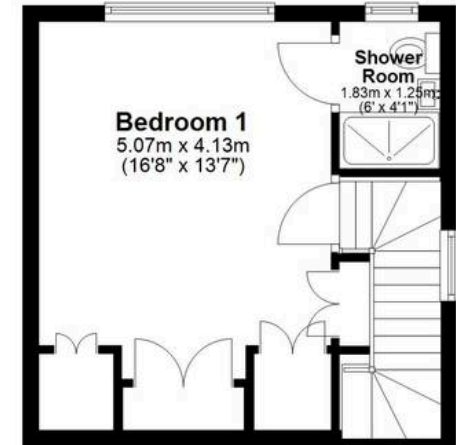
## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



## Second Floor

Approx. 25.3 sq. metres (271.8 sq. feet)



Main area: Approx. 120.2 sq. metres (1294.3 sq. feet)  
Plus garages: approx. 12.6 sq. metres (135.8 sq. feet)