



**Crows Road, Epping, CM16**

**BUTLER & STAG**





**A beautifully presented pair of brand new four-bedroom semi-detached home, ideally located on the sought-after Crows Road in Epping. Finished to an exceptional standard throughout, this impressive property offers contemporary living with high-quality specifications and thoughtfully designed interiors.**



## **Freehold**

## **Asking Price £1,150,000**

Upon entering, you are welcomed by a bright and spacious entrance hallway with bespoke joinery and ample storage, setting the tone for the rest of the home. The ground floor features a stunning open-plan kitchen, dining, and family area, designed as the heart of the home. The kitchen is fitted with premium integrated appliances, quartz worktops, and sleek cabinetry, complemented by a central island perfect for both casual dining and entertaining. Expansive bi-fold doors flood the space with natural light and open seamlessly onto a beautifully landscaped private rear garden, creating a superb indoor-outdoor living experience.

A separate, well-proportioned lounge provides a more formal living space, ideal for relaxing or entertaining guests. Additional ground floor benefits include a dedicated utility room, a stylish downstairs WC, and underfloor heating throughout, enhancing both comfort and efficiency.

The first floor comprises three generously sized bedrooms, including the principle room with en-suite. They are all finished to a high specification and are also served by a beautifully appointed family bathroom, complete with a full-sized bath, contemporary tiling, and high-quality sanitaryware.

Occupying the entire top floor is the fourth bedroom. This impressive space offers fantastic space alongside fitted wardrobes, creating a perfect sanctuary away from the main living areas.

Externally, the property continues to impress with off-street parking and a landscaped rear garden, offering a peaceful retreat with patio and lawn areas. The home also benefits from energy-efficient construction, double glazing, and the latest in heating and insulation technology, ensuring lower running costs and year-round comfort.

Situated within easy reach of Epping High Street, residents can enjoy a variety of



## Crows Road

Approx. Gross Internal Area 198.7 sq. metres (2138.9 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.