



Shaftesbury Road, Epping

Price Range £575,000 to £600,000



MILLERS
ESTATE AGENTS

This inviting three-bedroom semi-detached home offers a wonderful blend of comfort and countryside charm. Set on the edge of Epping Town, it enjoys a long garden that opens onto sweeping fields, while still being just a stroll from the High Street, Central Line station, and the scenic paths of Swaines Green. Off-street parking adds to the convenience, making this a perfect spot for both relaxation and easy access to local amenities.

Step inside to a welcoming hallway, where the front living room invites you to unwind beside a cozy fireplace and enjoy the warmth of wooden floors. The space flows seamlessly into a bright kitchen breakfast room, thoughtfully designed with plenty of room for family meals or morning coffee. From here, an inner hallway leads out to the gardens and to a stylish ground-floor bathroom with crisp white fittings. Upstairs, three comfortable bedrooms await, including a master with its own en-suite WC. The central landing offers access to both the remaining bedrooms and the loft, providing flexibility for growing families or those seeking extra storage.

Outside, the home welcomes you with a pretty front garden and practical off-street parking. A side gate opens to the rear, where a raised patio is perfect for summer gatherings or quiet evenings overlooking the countryside. The generous lawn stretches out to around 130 feet, bordered by a wooden shed and a secure motorbike store, all set against a backdrop of open fields that invite you to relax and enjoy the view.

Epping Town sits at the end of the Central Line, offering direct links into London while being surrounded by the natural beauty of Epping Forest. The bustling High Street is filled with shops, cafes, bars, and restaurants, creating a lively community atmosphere. For those who love the outdoors, the forest provides endless opportunities for walking, cycling, and horse riding. Excellent transport connections to the M11 and M25 make travel further afield just as easy.





GROUND FLOOR

Living Room

13'7" x 12'6" (4.14m x 3.81m)

Breakfast Kitchen / Diner

9'8" x 17'8" (2.95m x 5.38m)

Lobby

Bathroom

8'7" x 5'10" (26.52m x 1.78m)

FIRST FLOOR

Bedroom One

11'8" x 13'11" (3.56m x 4.25m)

Separate Toilet

3'11" x 3'4" (1.19m x 1.02m)

Bedroom Two

9'10" x 8'11" (3.00m x 2.73m)

Bedroom Three

6'8" x 8'0" (2.04m x 2.44m)

EXTERNAL AREA

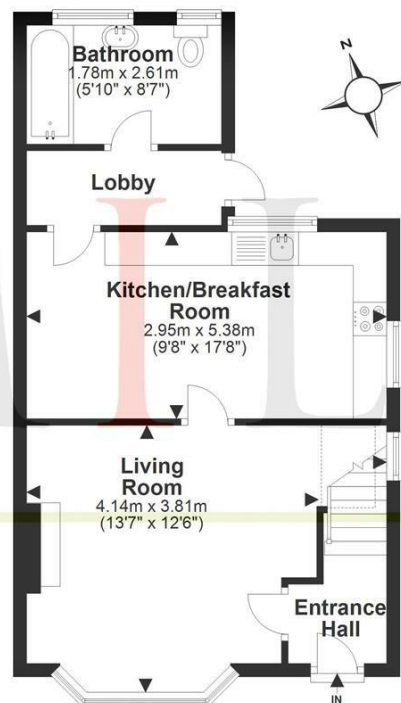
Rear Garden

130' x 20' (39.62m x 6.10m)



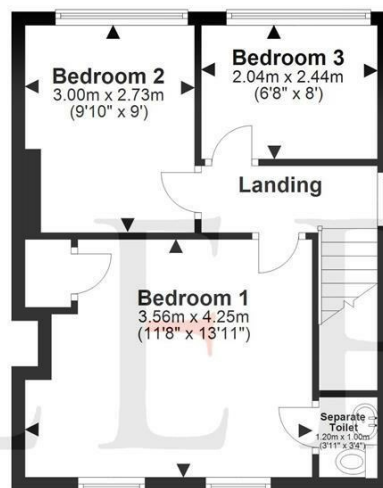
Ground Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)

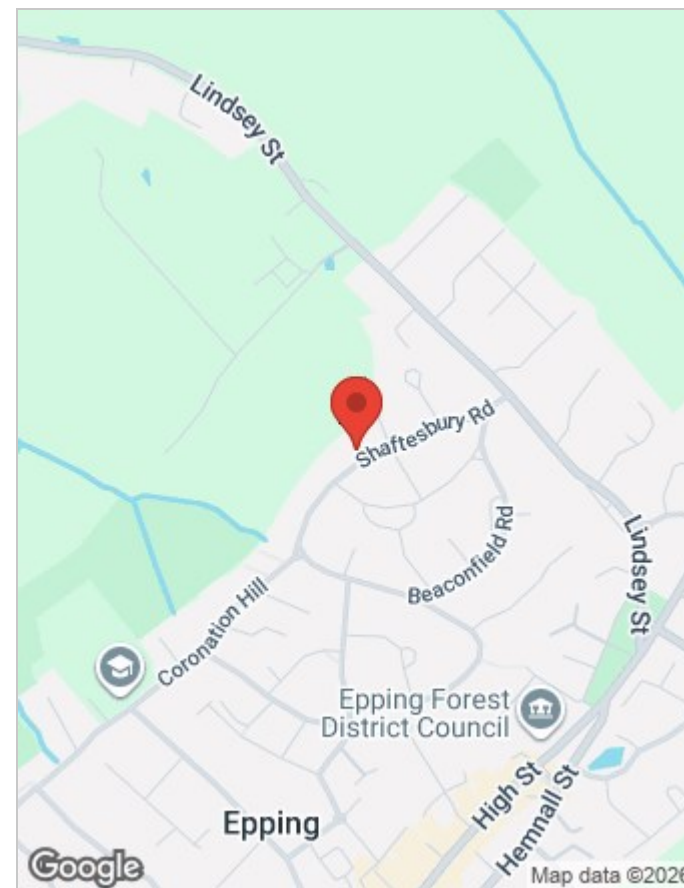


Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 79.2 sq. metres (852.1 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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