



Crows Road, Epping, CM16

£675,000 Guide Price

Hammond
& Smith

Property Description

A spacious four bedroom family home superbly positioned in the heart of Epping.

Arranged across three floors, this semi-detached property provides the perfect home for a growing family. With off road parking and a selection of family rooms, here you'll find plenty of space to grow with added potential and opportunity thrown in. Across the ground floor you'll find a spacious entrance hall along with kitchen, dining and sitting rooms, and WC. The lounge, which sits to the front of the home, provides the perfect spot to enjoy cosy evenings in front of the TV. If additional living space is in order you'll also find a family/dining room across the back of the home opening out onto the rear garden. With plenty of natural light from the french double doors, this is a great spot to enjoy family meals together. The galley style kitchen comes complete with integrated appliances and shaker style fitted units. For extra space, the current owners have also made use of the spacious ground floor WC as an additional utility room. Completing the ground floor you'll also find a home office. Whilst a great addition for home-workers, this could equally make a brilliant children's playroom if needed.

Heading upstairs you are blessed with three double bedrooms and a roomy family bathroom - with bathtub and integrated TV along with separate shower. A home that keeps on giving, head up a further flight of stairs and enter your master suite - full of natural light from the Juliette balcony and complete with en-suite shower room.

Outside, the private rear garden provides plenty of space for entertaining family and friends. You'll also find a fully powered outbuilding - an ideal home office, gym or entertainment space.



Crows Road is nestled right in the heart of Epping, simply moments from the High Street that's full of restaurants, food stores, shops and boutiques. With so much to offer new adventures await you here. A simply fabulous place to call home.

EPC Rating: D

Key Features

- ✓ FOUR BEDROOM FAMILY HOME
- ✓ OFF ROAD PARKING
- ✓ CLOSE TO SCHOOLS
- ✓ SHORT WALK TO HIGH STREET
- ✓ SIDE ACCESS
- ✓ UTILITY ROOM
- ✓ OFFICE/ GYM IN REAR GARDEN
- ✓ TWO MODERN BATHROOMS
- ✓ GAS CENTRAL HEATING
- ✓ SOUTH FACING GARDEN



Rooms

Porch Area

Internal Porch Area

Hallway

Double doors from Porch leading to the hallway

Lounge

17' 3" x 12' 6" (5.25m x 3.81m)

Kitchen

10' 5" x 8' 3" (3.17m x 2.51m)

Family/ Dining Room

8' 9" x 17' 5" (2.66m x 5.31m)

Dining Room/ Study

7' 6" x 8' 5" (2.29m x 2.57m)

Utility Room & Wc

Wc, Basin and space for white goods.

First Floor

Bedroom Two

12' 12" x 10' 4" (3.95m x 3.16m)

Bedroom Three

11' 9" x 10' 7" (3.59m x 3.23m)

Bedroom Four

7' 8" x 8' 2" (2.34m x 2.5m)

Master Bedroom

15' 11" x 12' 12" (4.84m x 3.96m)

En-suite Shower Room

Shower, Wc & Basin

Outdoor Home Office/ Gym

11' 3" x 7' 5" (3.44m x 2.27m)

External Areas

Garden

South Facing

Low maintenance rear garden with side access and out building to the rear.

Off Road

2 Parking Spaces





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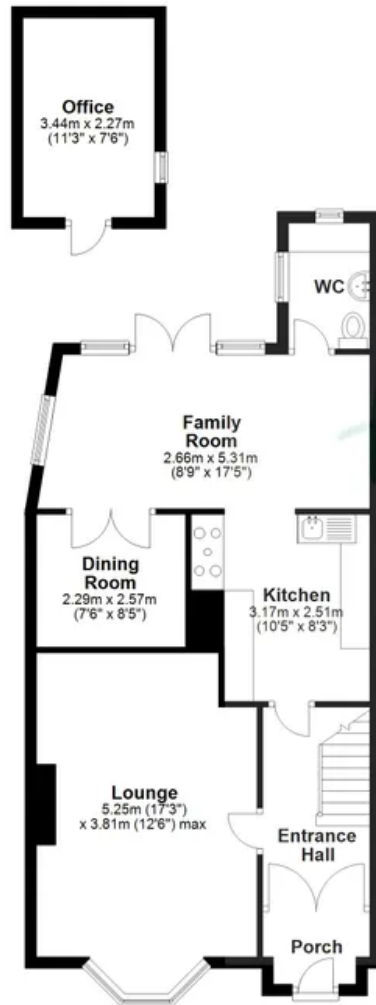


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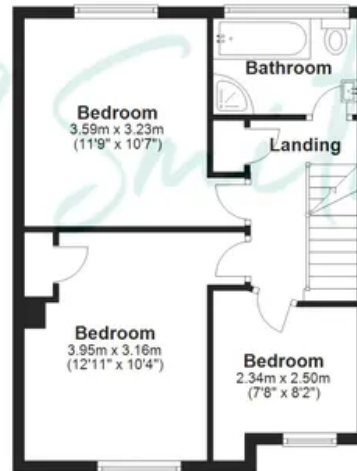


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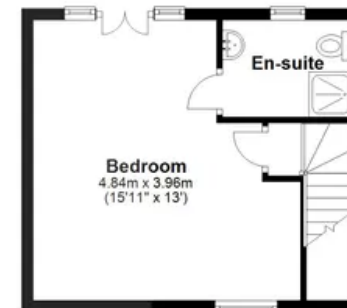
Ground Floor



First Floor



Second Floor



Total area: approx. 141.0 sq. metres (1517.6 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

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