



Crows Road, Epping, CM16

BUTLER & STAG



**Guide Price £650,000 - £700,000**

**Set across three well-designed floors and offering over 1,130 sq. ft. of internal space, this charming three/four-bedroom property on Crows Road provides an ideal blend of modern comfort, generous proportions and versatile living.**

**Thoughtfully laid out with an emphasis on light and flow, the home is perfectly suited for families, professionals, or anyone seeking a stylish and practical home in a desirable location.**



## Freehold

- End Of Terraced Family Home
- Three/Four Bedrooms
- Kitchen/Dining Area
- Loft Room/Office
- Utility Room/Downstairs WC

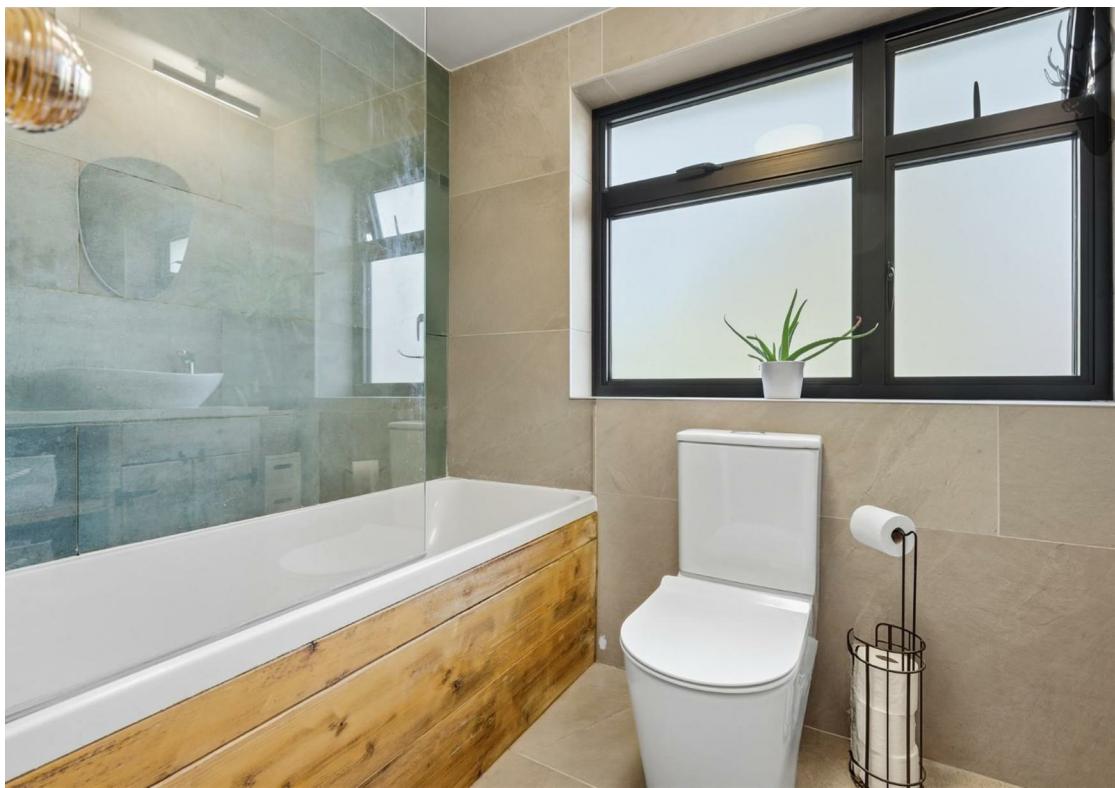
The ground floor opens into a welcoming hallway that leads through to a bright and spacious living room, enhanced by a wide frontage and plenty of natural light. To the rear sits a modern extended kitchen with excellent worktop space and a dedicated dining area, perfect for entertaining and everyday family life. Beyond the kitchen, a separate utility room offers valuable additional storage and laundry space, with direct access to the garden.

On the first floor, there are three well-proportioned bedrooms, providing flexibility for sleeping accommodation, home working or hobby spaces. A contemporary family bathroom is positioned off the central landing and includes both bath and shower facilities, making it ideal for busy households.

A private staircase leads to the second floor, where a generous loft-converted office/bedroom offers a quiet and versatile retreat. With its spacious layout and natural light, it serves perfectly as a guest room or creative workspace.

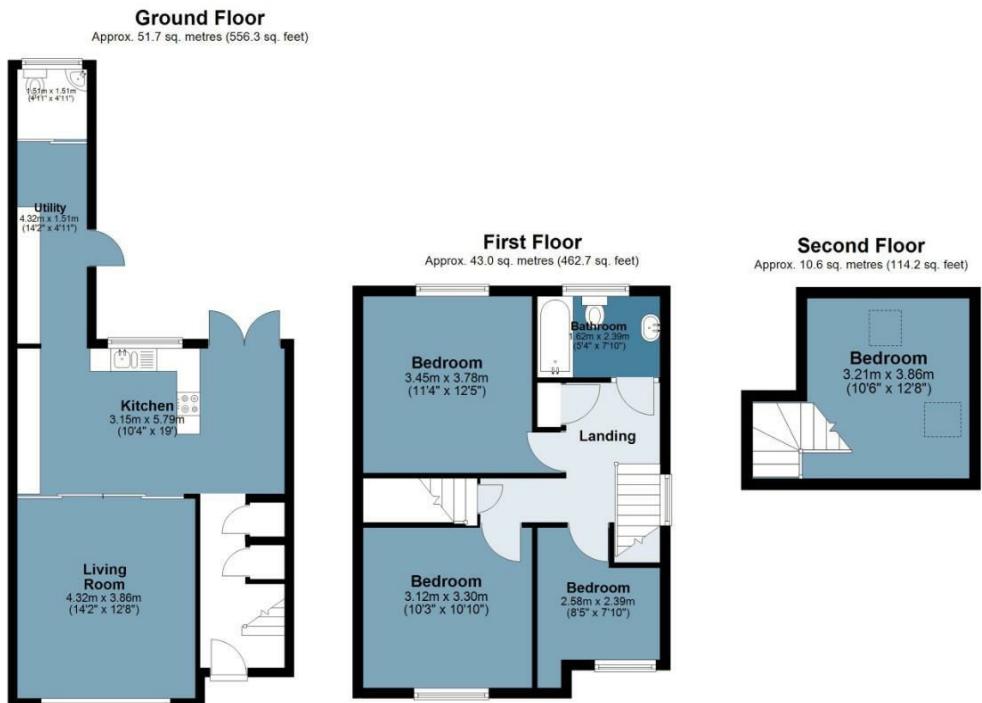
This attractive home offers comfortable, well-planned accommodation across all three levels and is situated in a sought-after residential area. Early viewing is strongly recommended to appreciate everything it has to offer.





## Crow Road

Approx. Gross Internal Area 105.3 Sq M ( 1133.2 Sq Ft )



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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.

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