

BUTLER & STAG



34 Crows Road, Epping
Epping

Fixed Price £1,200,000



34 Crows Road

Epping

A beautifully presented pair of brand new four-bedroom semi-detached homes, 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. This luxury home comes with a 10 year build warranty, from a local boutique developer with over 30 years experience.

- Brand New Four-Bedroom Semi-Detached Home Finished To A High Specification
- Luxurious Principal Bedroom Suite With Fitted Wardrobes And Contemporary En-Suite Shower Room
- Expansive Bi-Fold Doors Leading To A Landscaped Private Rear Garden
- Off-Street Parking, Underfloor Heating On The Ground Floor, Double Glazing, And Energy-Efficient Construction
- Four Bedrooms | Three Bathrooms
- Stunning Open-Plan Kitchen, Dining, And Family Area With Premium Integrated Appliances And Quartz Worktops
- Separate Formal Lounge And Utility Room, Plus A Stylish Downstairs WC
- Modern family bathroom serving the first-floor bedrooms, finished with high-quality fixtures.



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 sliding 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 all with fitted wardrobes. They 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.



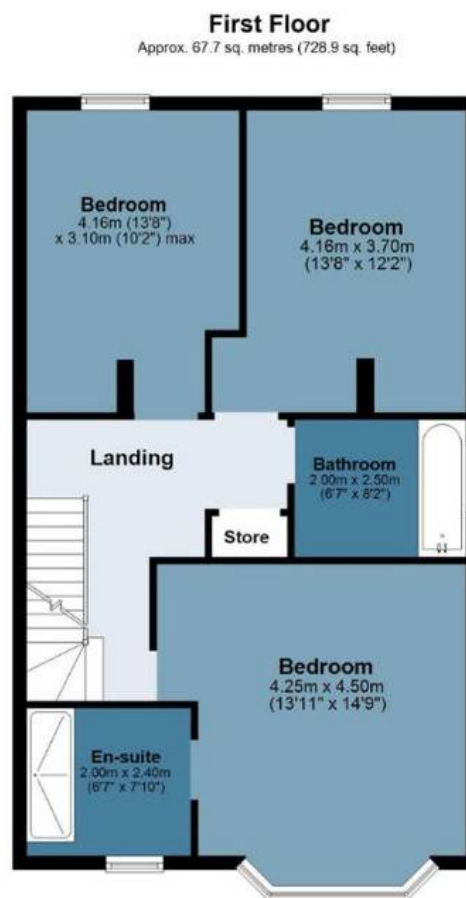




Crows Road

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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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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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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