

# Id Tower Road

Epping, Essex

Guide Price £875,000

A fabulous four bedroom family home nestled in a sought-after pocket of Epping. Chain free with tons of space, it's future-proof for a growing family to love.

Council Tax band: G

Tenure: Freehold

- CHAIN FREE
- SPACIOUS HOME IN EXCESS OF 1500 SQFT
- CLOSE PROXIMITY TO HIGH STREET
- SHORT WALK TO STATION
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND
- DESIRABLE EPPING LOCATION



**Entrance Hall**

**Kitchen**

11' 1" x 11' 8" (3.39m x 3.56m)

**Lounge Area**

14' 3" x 18' 1" (4.34m x 5.52m)

**Dining Room**

14' 11" x 10' 0" (4.56m x 3.06m)

**Study/ Play Room**

14' 4" x 8' 7" (4.37m x 2.62m)

**Downstairs Wc**

**First Floor**

**Bedroom One**

13' 9" x 16' 6" (4.18m x 5.04m)

**En-suite Shower Room**

5' 6" x 6' 11" (1.68m x 2.11m)

**Bedroom Two**

11' 9" x 11' 5" (3.58m x 3.47m)

**Bedroom Three**

12' 8" x 13' 6" (3.85m x 4.11m)

**Bedroom Four**

7' 0" x 9' 9" (2.14m x 2.98m)

**Family Bathroom**

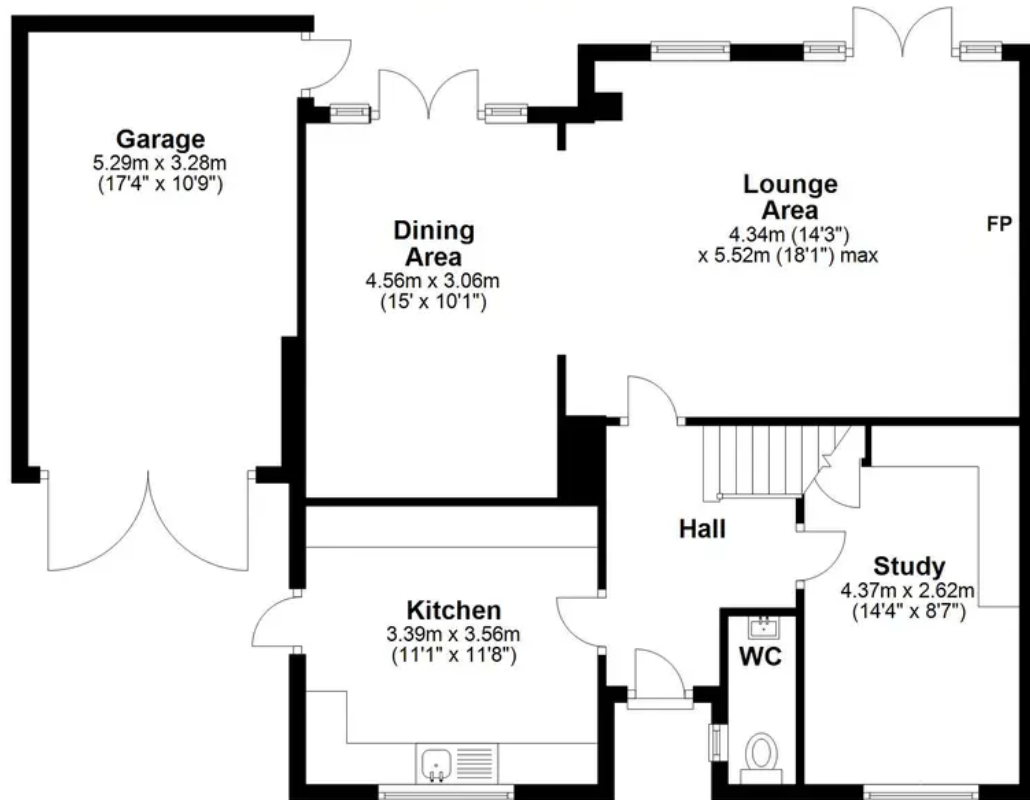
7' 0" x 6' 11" (2.14m x 2.10m)





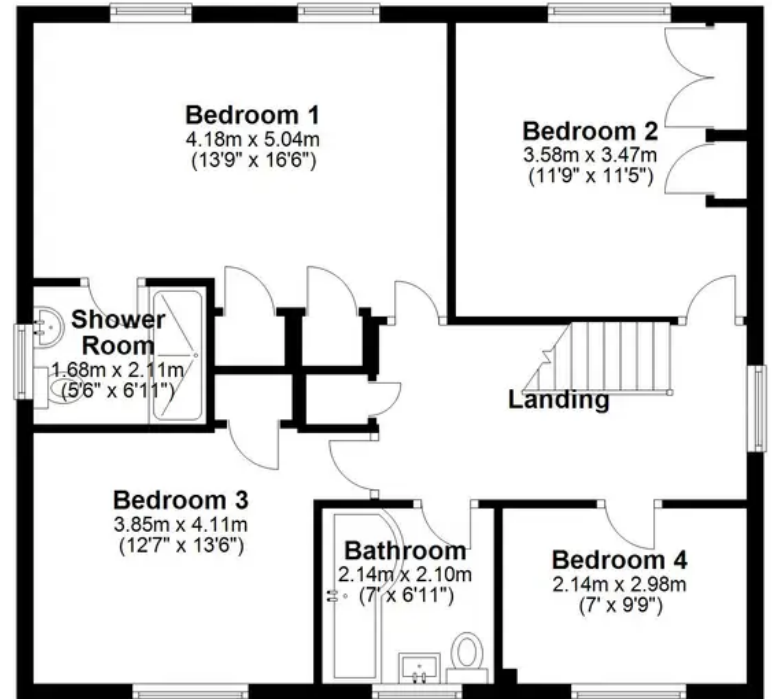
### Ground Floor

Main area: approx. 72.0 sq. metres (774.5 sq. feet)  
Plus garages, approx. 17.4 sq. metres (186.8 sq. feet)



### First Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



Main area: Approx. 141.6 sq. metres (1524.2 sq. feet)  
Plus garages, approx. 17.4 sq. metres (186.8 sq. feet)