

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

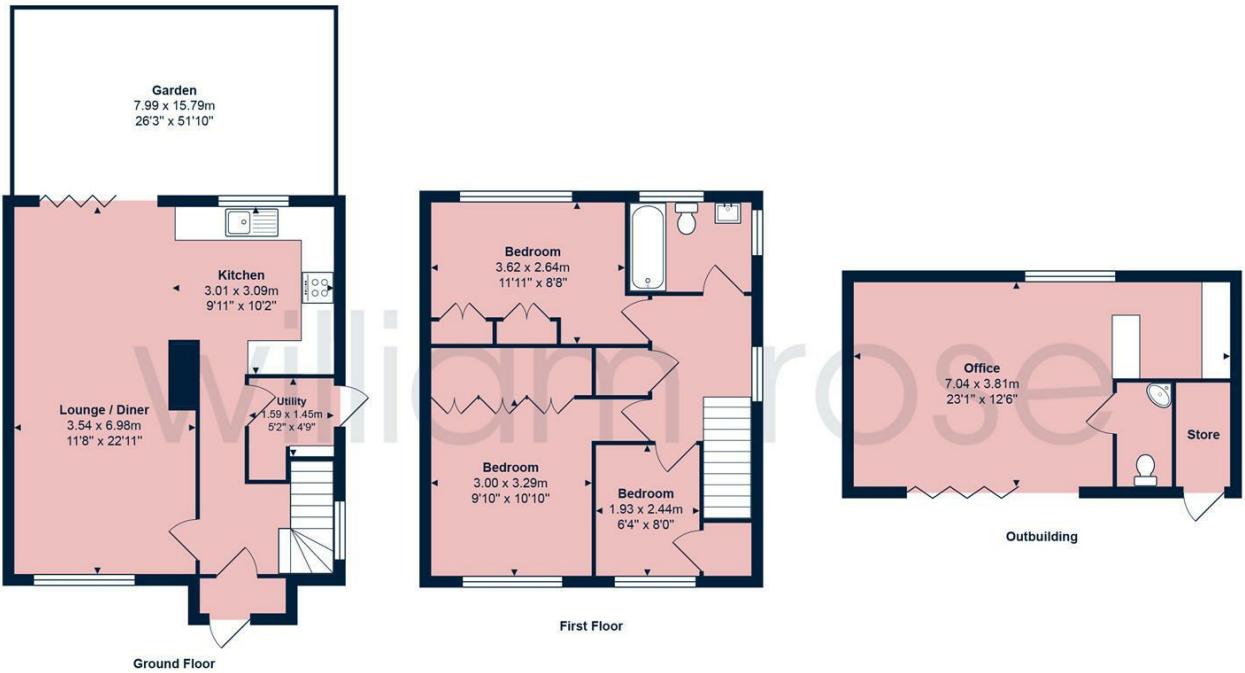
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



54 Shaftesbury Road, Epping, CM16 5BJ

Guide Price £600,000

- 3 bedroom house
- Off street parking
- Lovley garden
- Stunning views to the rear
- No chain
- Excellent condition
- Excellent schools catchments
- Outhouse
- Close to High Road
- GUIDE PRICE £600,000 - £650,000



Total Area: approx. 110.7 m² ... 1191 ft² (excluding garden)
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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54 Shaftesbury Road, Epping CM16 5BJ

Sold chain free is this beautifully presented three-bedroom semi-detached home, perfectly positioned in one of Epping's most desirable locations.



Council Tax Band: D



Guide Price £600,000 - £650,000

Within easy walk to popular local schools and within easy reach of the bustling High Street, this property combines convenience with modern, stylish living.

The home has been tastefully renovated throughout and arranged across two well-designed floors. At its heart is a spacious open-plan lounge and dining area, complete with a feature fireplace and folding doors that seamlessly connect the indoors with the landscaped garden. The contemporary kitchen is fitted with integrated appliances and leads to a practical utility room with its own side access.

Upstairs, the generous master bedroom is fitted with full-length mirrored wardrobes, while the second double bedroom also benefits from built-in storage. A third bedroom provides an ideal single room, complemented by a large family bathroom finished with a sleek three-piece suite.

Outside, the rear garden has been thoughtfully landscaped to create a peaceful retreat, complete with a charming summer house overlooking open fields. The summer house is an excellent space for a gym or home office. To the front, the driveway comfortably accommodates two vehicles.

Shaftesbury Road offers excellent access to highly regarded schools, including Epping Primary and ESJ Epping St Johns. The High Street, with its variety of shops, cafés, restaurants, and bars, is within walking distance, while Epping Station on the Central Line ensures direct links into London. For road connections, the M11 (Hastingwood) and M25 (Waltham Abbey) are both easily accessible. Epping Forest is also just a short walk away, offering endless opportunities for walking, cycling, and outdoor adventures.

This exceptional home is move-in ready and ideal for buyers seeking a blend of modern comfort, outdoor space, and superb connectivity.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.