



Albany Court, Epping

O.I.E.O £600,000



MILLERS
ESTATE AGENTS

*** SEMI DETACHED * TOWN HOUSE * THREE BEDROOMS * SPACIOUS LOUNGE DINER * INTEGRAL GARAGE / GYMNASIUM * OFF STREET PARKING * LARGE SIDE PLOT * POTENTIAL FOR FURTHER DEVELOPMENT (STPP) * CLOSE TO HIGH STREET & STATION ***

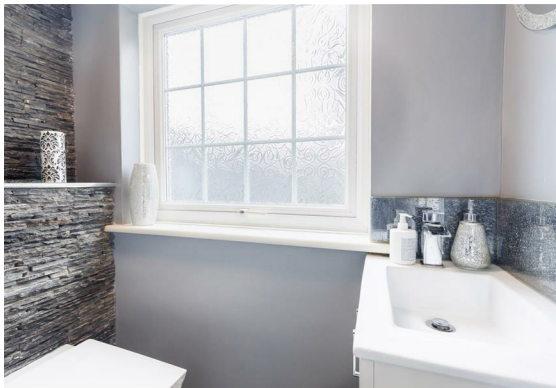
Located in the heart of Epping, is this modern and attractive semi-detached townhouse. Albany Court offers a delightful blend of comfort and convenience. Spanning an impressive 1,211 square feet volume, this property is ideally situated within a short stroll from the bustling High Street and the train station, making it perfect for commuters and families alike.

The versatile accommodation is spread over three floors, providing ample space for modern living. On the ground floor, you will find an integral garage that can easily serve as a gym, alongside a convenient cloakroom and a third bedroom that can also function as a study. This room features underfloor heating and has double doors that open into the charming rear garden, seamlessly connecting indoor and outdoor spaces.

The first floor boasts a spacious, fully fitted kitchen that is perfect for culinary enthusiasts, as well as a generous lounge/diner with underfloor heating that invites relaxation and social gatherings. Ascending to the top floor, you will discover two well-proportioned double bedrooms, complemented by a contemporary bathroom that caters to the needs of the household.

The property is further enhanced by a front garden featuring a driveway leading to the garage, alongside well-maintained lawned areas. The rear garden is a true highlight, offering a patio area, a lawn, and decking at the rear, ideal for entertaining or enjoying quiet moments outdoors. Additionally, there is a sizeable side plot that presents an exciting opportunity for further development, subject to the usual planning permissions.

With its excellent location in the centre of town and proximity to local schools, this property is a wonderful opportunity for those seeking a modern family home in Epping.





GROUND FLOOR

Porch

6' x 3'7" (1.83m x 1.09m)

Gymnasium/ Garage

15'10" x 8'3" (4.83m x 2.51m)

Cloakroom WC

5'5" x 2'6" (1.65m x 0.76m)

Study / Bedroom Three

12'4" x 9'0" (3.77m x 2.74m)

FIRST FLOOR

Kitchen

12'2" x 9'0" (3.72m x 2.74m)

Living Room

15'3" x 14'4" (4.65m x 4.37m)

SECOND FLOOR

Bedroom One

9'4" x 13'0" (2.85m x 3.97m)

Bedroom Two

12'2" x 9'0" (3.71m x 2.75m)

Bathroom

8'4" x 5'5" (2.54m x 1.65m)

EXTERNAL AREA

Driveway

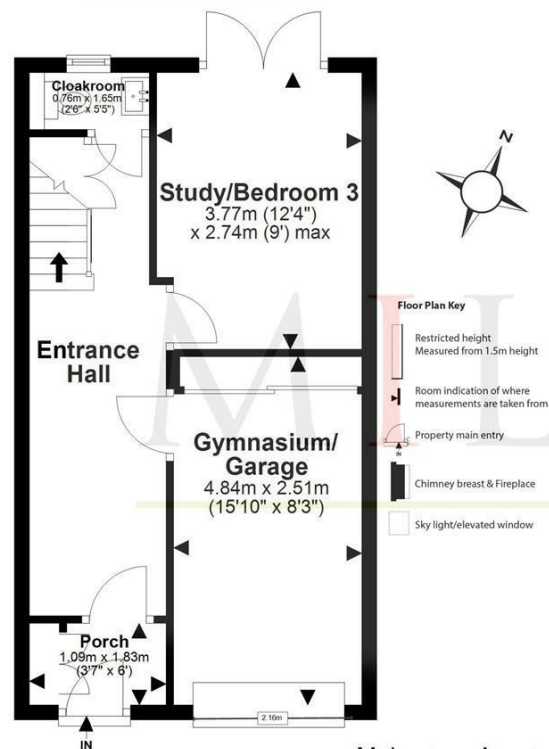
Rear Garden

54'7 x 27' (16.64m x 8.23m)



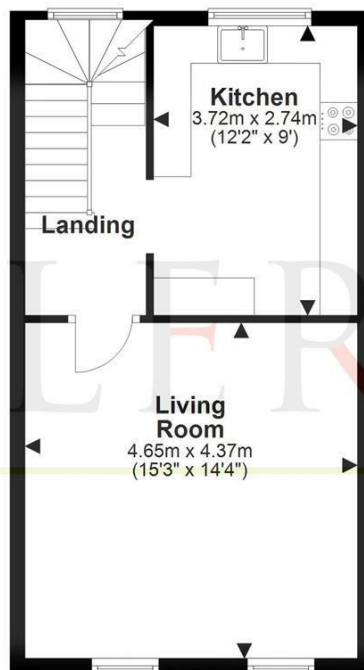
Ground Floor

Main area: approx. 25.2 sq. metres (270.8 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)



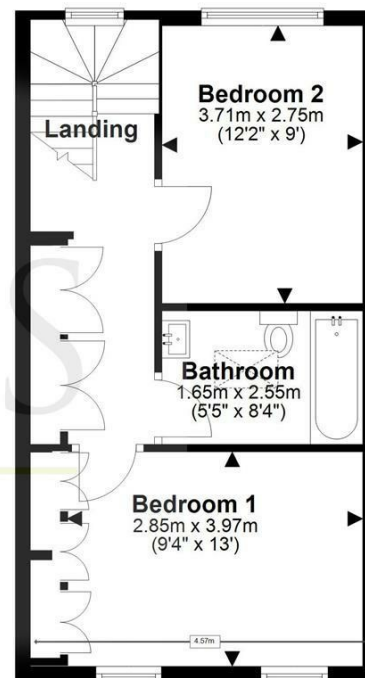
First Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Second Floor

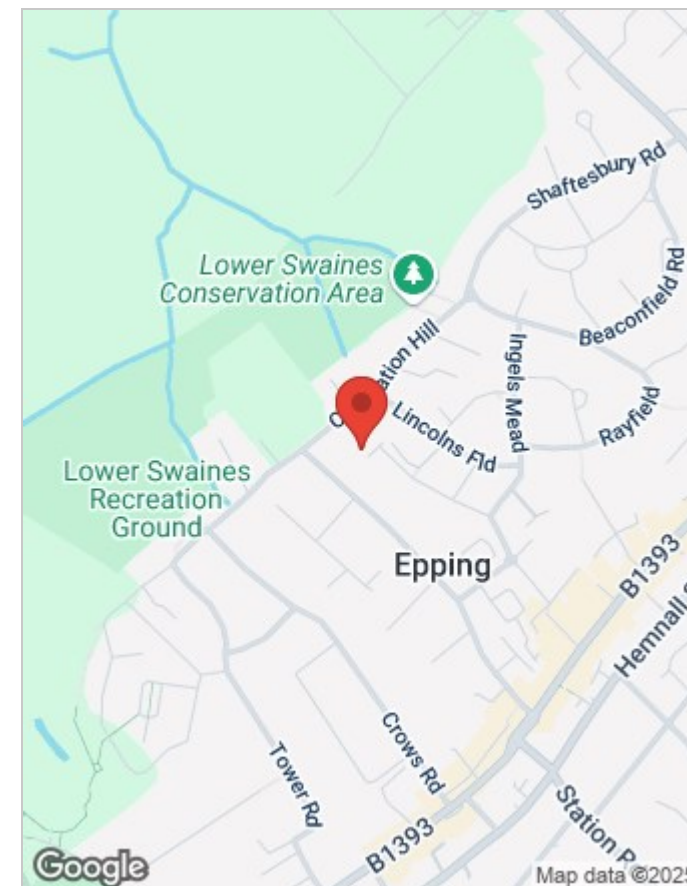
Approx. 38.0 sq. metres (409.5 sq. feet)



Main area: Approx. 100.8 sq. metres (1084.5 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)

Total area including garage : approx. 12.5 sq metres (1210.5 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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