



Beaconfield Way, Epping
Guide Price £515,000



MILLERS
ESTATE AGENTS

** RECENTLY MODERNISED TERRACE
HOUSE** TWO BEDROOMS** BEAUTIFULLY
PRESENT FRONT AND REAR GARDENS**
CLOSE TO HIGH STREET** CLOSE TO
SCHOOLS**

Welcome to Beaconfield Way, Epping - a charming property that offers the perfect blend of modern comfort and convenience. This mid-terrace house boasts two bedrooms, making it an ideal space for a small family or those looking for a cozy home.

Being recently modernised, this property shines with a fresh and updated look, ensuring that you can move in hassle-free and start enjoying your new home right away. The interior is immaculate throughout.

Beaconfield Way is situated close to the busy High Street which provides a range of shops including a Tesco superstore, M&S food hall and several boutiques. There are several cafes, bars, restaurants, and public houses.

Schooling is provided at (ESJ) Epping St Johns Comprehensive School and Epping Primary School. Transport links are available via the Central Line Tube Station serving London, the M25 at Waltham Abbey and the M11 at Hastingwood.

Don't miss out on the opportunity to make this lovely house your new home. With its two bedrooms, modern updates, and fantastic location, this property in Beaconfield Way is sure to capture your heart. Book a viewing today and envision the wonderful possibilities that await you in this delightful abode.





GROUND FLOOR

KITCHEN

17'5 x 13'9 (5.31m x 4.19m)

RECEPTION ROOM

17'5 x 10'4 (5.31m x 3.15m)

FIRST FLOOR

BEDROOM ONE

15'0 x 10'4 (4.57m x 3.15m)

BEDROOM TWO

10'10 x 9'9 (3.30m x 2.97m)

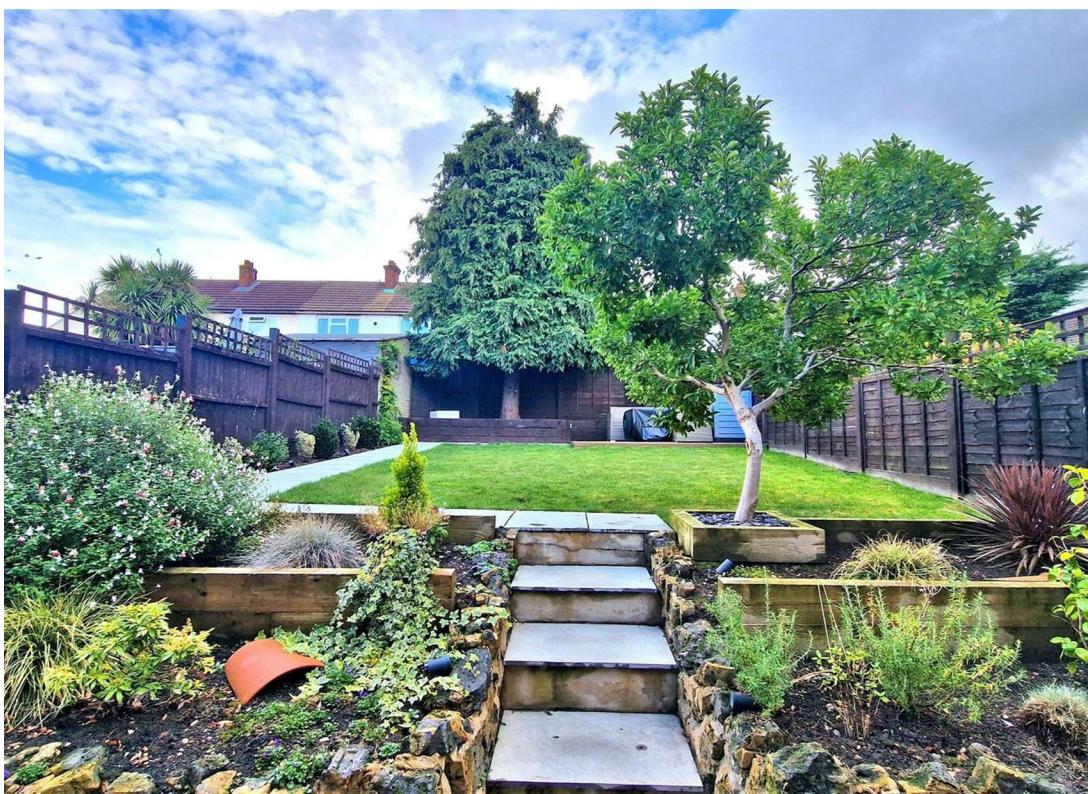
BATHROOM

7'4 x 5'5 (2.24m x 1.65m)

EXTERNAL AREA

REAR GARDEN

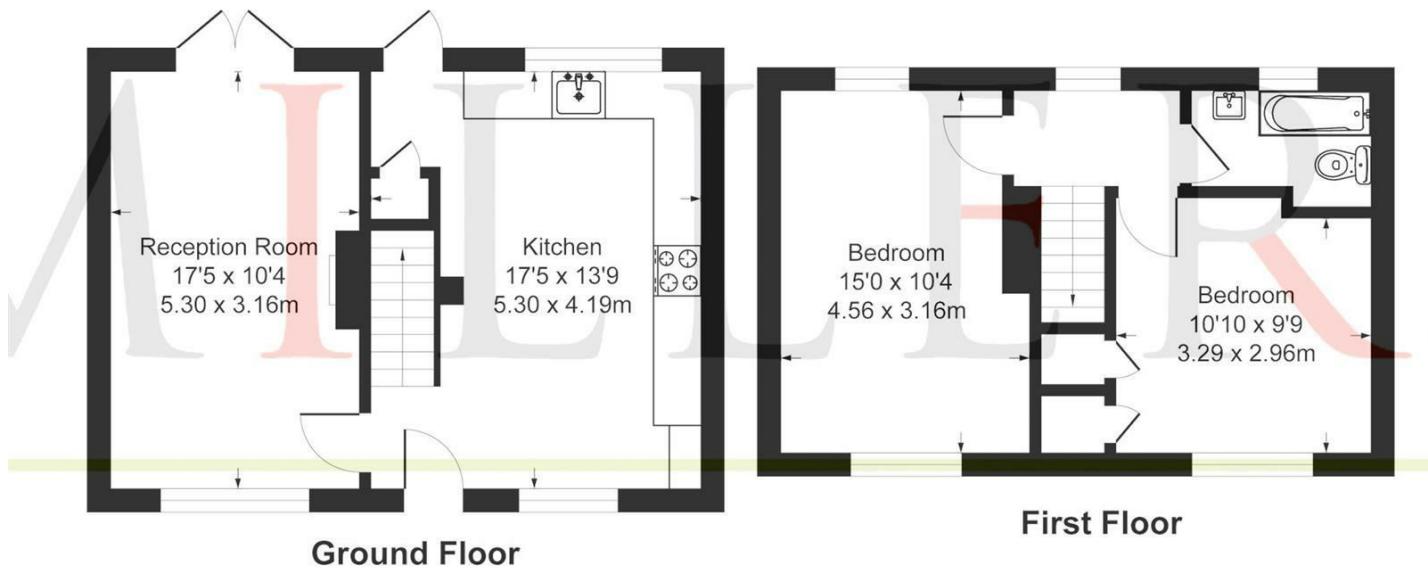
45'00 (13.72m)



Beconfield Way

Approximate Gross Internal Area

799 sq ft - 74 sq m

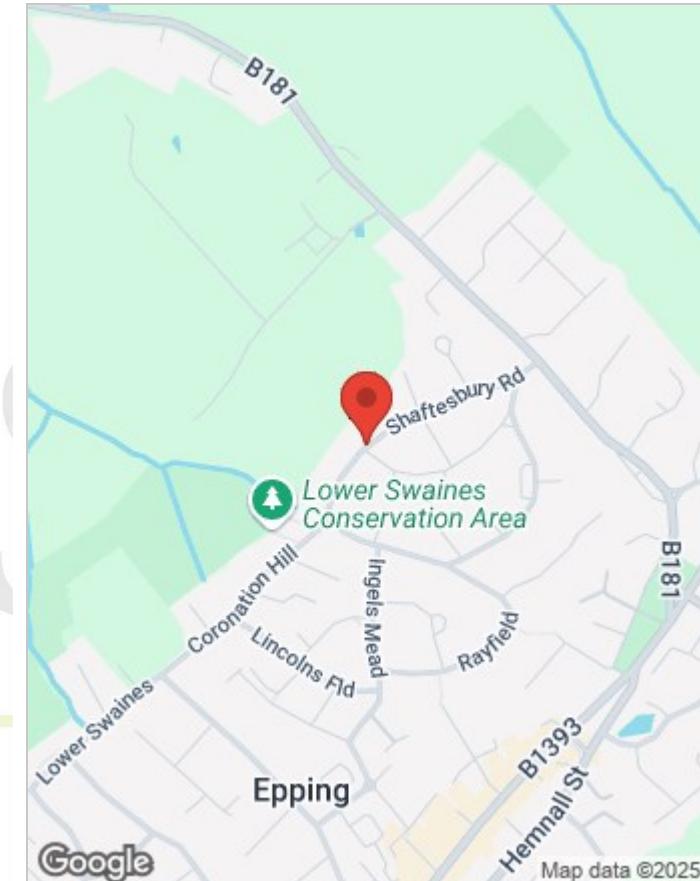


Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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

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