



Albany Court, Epping
Asking Price £600,000



MILLERS
ESTATE AGENTS

* TOWN HOUSE * THREE BEDROOMS *
SPACIOUS LOUNGE * KITCHEN/DINER *
CLOSE TO HIGH STREET * WALKING
DISTANCE OF EPPING STATION *
IMMACULATE CONDITION * BIKE GARAGE *

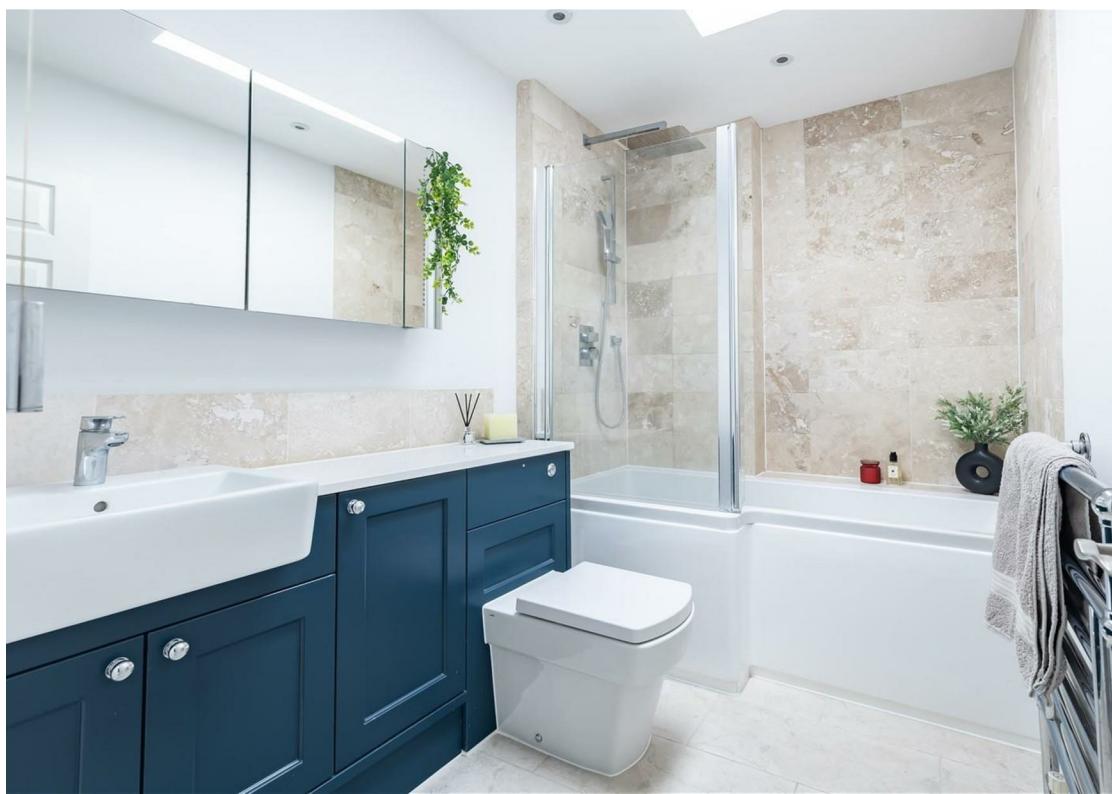
Nestled in the charming Albany Court, Epping, this delightful townhouse presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or professionals looking for a peaceful yet convenient living environment.

The kitchen/diner is a standout feature, providing a welcoming space for family meals and gatherings. The layout is designed to maximise both space and functionality, ensuring that daily living is both enjoyable and practical.

The property boasts a well-appointed bathroom, catering to the needs of the household with ease. Additionally, the townhouse benefits from parking for two vehicles, a valuable asset in this desirable area.

Location is key, and this home does not disappoint. Situated within close proximity to Epping High Street, residents will find a variety of shops, cafes, and amenities just a short stroll away. For those who commute, Epping Station is within walking distance, offering excellent transport links to London and beyond.

In summary, this townhouse in Albany Court is a wonderful blend of comfort, convenience, and community. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your new home.





Ground Floor

Entrance Hall

Garage

8'8 x 8'4 (2.64m x 2.54m)

Inner Hallway

Kitchen/Dining Room

20'4" x 11'11" (6.21m x 3.63m)

Cloakroom

2'6 x 5'6 (0.76m x 1.68m)

First Floor

Landing

Living Room

15'0" x 15'1" (4.56m x 4.60m)

Bedroom 3

10'3" x 9'2" (3.12m x 2.80m)

Second Floor

Landing

Bedroom 1

9'9" x 13'0" (2.97m x 3.95m)

Bedroom 2

11'11" x 9'1" (3.63m x 2.77m)

Bathroom

6'10 x 9'1 (2.08m x 2.77m)

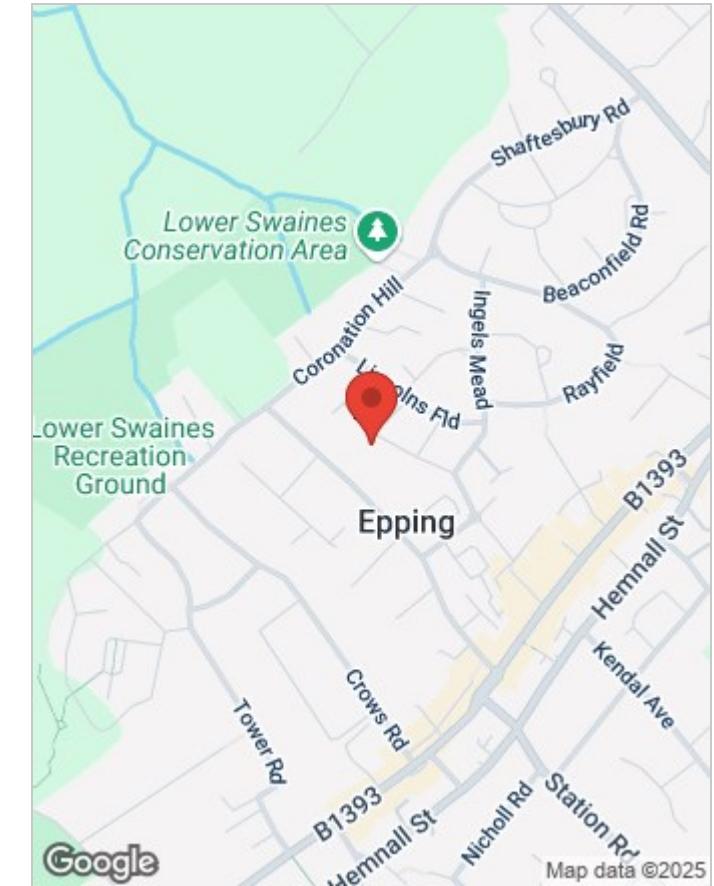
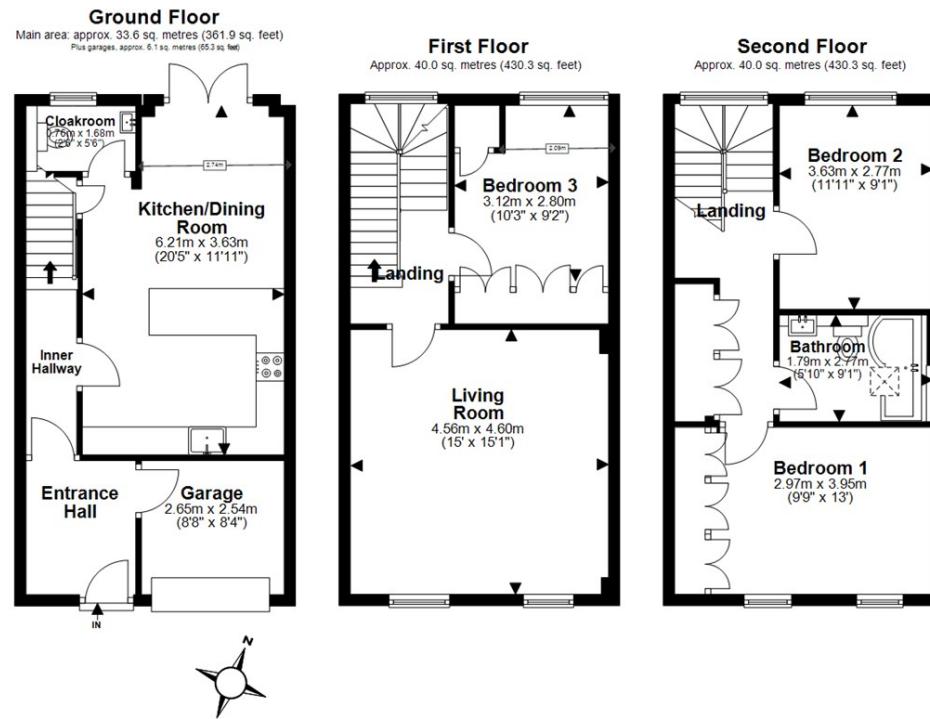
EXTERNAL AREA

Rear Garden

26'10 x 16'2 (8.18m x 4.93m)

Driveway





Main area: Approx. 113.6 sq. metres (1222.5 sq. feet)
Plus garages, approx. 6.1 sq. metres (65.3 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 footlage
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	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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