



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

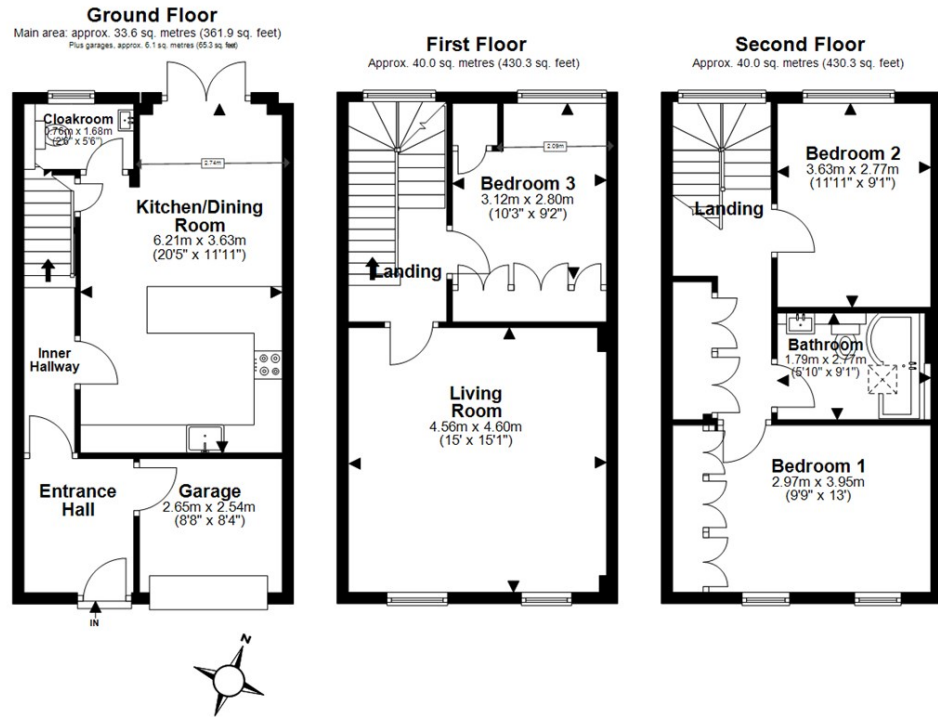
6'10 x 9'1 (2.08m x 2.77m)

EXTERNAL AREA

Rear Garden

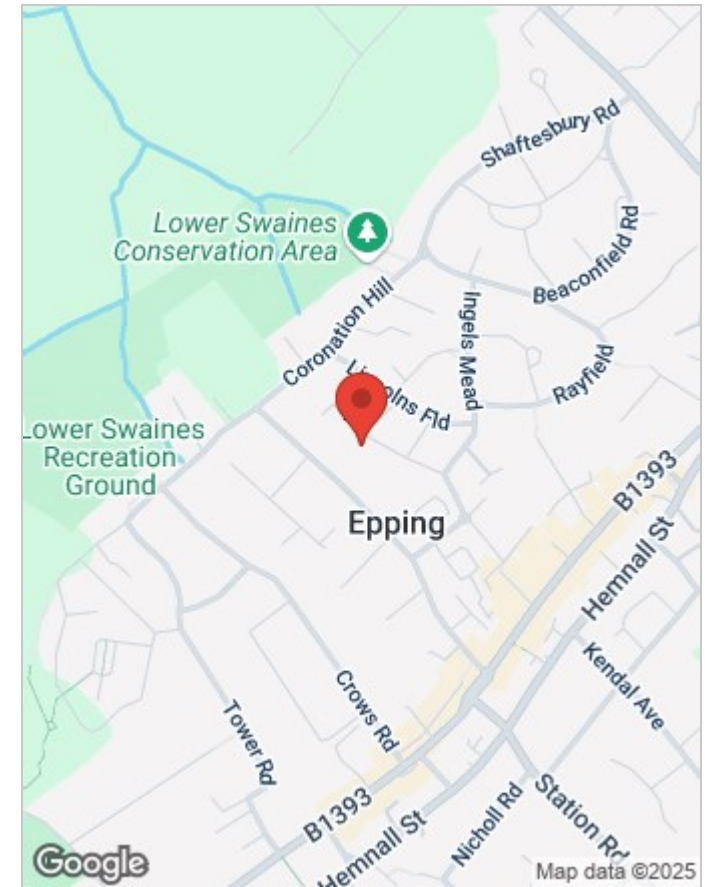
26'10 x 16'2 (8.18m x 4.93m)

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 footage
Plan produced using PlanUp.



| 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 | 83 | England & Wales | EU Directive 2002/91/EC | |

Viewing

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

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