



Beulah Road, Epping  
Asking Price £799,995

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MILLERS  
ESTATE AGENTS



**\* PREMIER EPPING ADDRESS \* DETACHED FAMILY HOME \* THREE DOUBLE BEDROOMS \* OFF STREET PARKING \* CLOSE TO EPPING HIGH STREET \* WALKING DISTANCE TO STATION \***

Nestled in the prestigious Beulah Road of Epping, this charming detached house offers a perfect blend of modern amenities and characterful features. As you step inside, you are greeted by a spacious reception room with a cosy inglenook fireplace, ideal for entertaining guests.

With three double bedrooms, two bathrooms and a spacious ground floor, this property provides ample space for the growing family or those who enjoy having friends and guests stay. The inglenook fireplace adds a touch of traditional charm, creating a cosy atmosphere. Built in 1988, this modern property boasts approx. 1,584.8 sq ft of living space, offering a comfortable and inviting environment for its residents. The cottage-style rear garden is a delightful retreat, perfect for enjoying a morning coffee or hosting summer barbecues.

Conveniently, parking is available, ensuring you never have to worry about finding a spot, as is a detached garage for storage. This premier address "Beulah Road" adds to the allure of the property, making it a desirable place to own. If you are looking for a property that seamlessly combines modern living with a touch of character, then this property is a must-see. Don't miss out on the opportunity to own a piece of Epping's charm.

Beulah Road, Lindsey Street is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.







## GROUND FLOOR

### Porch

6' x 4' (1.83m x 1.22m)

### Entrance Hall

### Cloakroom WC

5'4" x 3'1" (1.63m x 0.94m)

### Dining Room

10'6" x 12'5" (3.20m x 3.78m)

### Living Room

16'7" x 10'4" (5.05m x 3.15m)

### Kitchen Breakfast Room

11'3" x 12'2" (3.42m x 3.70m)

## FIRST FLOOR

### Landing

### Bedroom One

16'8" x 12'5" (5.08m x 3.78m)

### En-suite Shower Room

6'2" x 5'10" (1.88m x 1.78m)

### Bedroom Two

10'5" x 10'7" (3.17m x 3.22m)

### Bedroom Three

9'7" x 7'9" (2.92m x 2.36m)

### Bathroom

6'2" x 6' (1.88m x 1.83m)

## EXTERNAL AREA

### Rear Garden

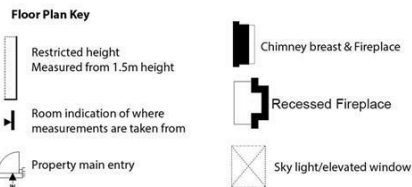
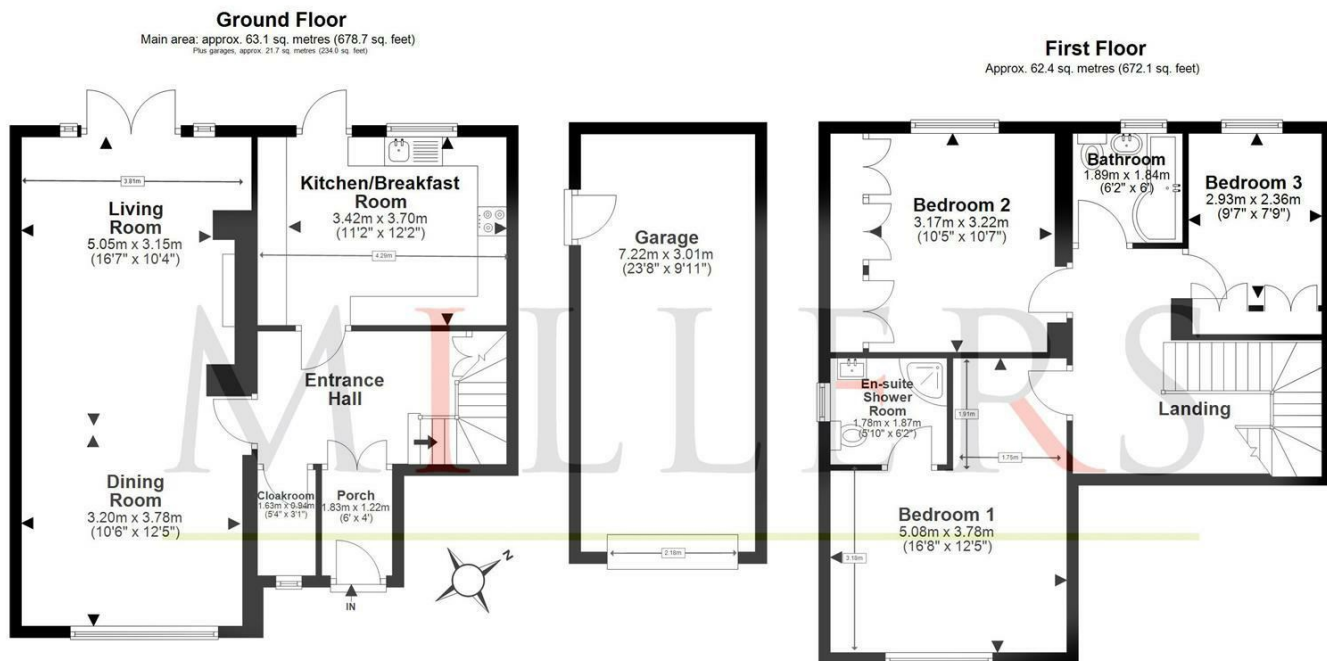
39'9" x 23'9" (12.12m x 7.24m)

### Detached Garage

23'8" x 9'11" (7.21m x 3.02m)



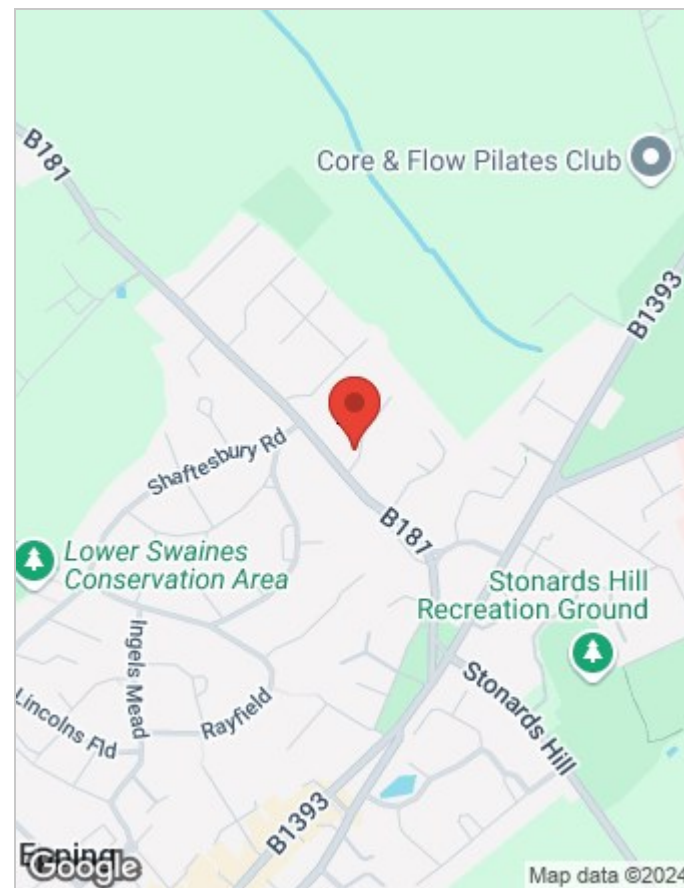




Main area: Approx. 125.5 sq. metres (1350.8 sq. feet)  
Plus garages, approx. 21.7 sq. metres (234.0 sq. feet)

Total area including garage : approx. 147.2 sq metres (1584.8 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		82	(81-91) B		78
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D	60	
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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.