



Beaconfield Road, Epping

Price Range £485,000

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MILLERS
ESTATE AGENTS

* PRICE RANGE: £485,000 TO £510,000 *
SEMI DETACHED HOUSE * TWO RECEPTION
ROOMS * THREE BEDROOMS * DRIVEWAY
PARKING * WELL PRESENTED * CHAIN FREE
*

A well presented three bedroom semi-detached house offering family accommodation. The property is situated in a quiet cul-de-sac which is close to Epping primary school and the open countryside at Swaines Green, yet within easy reach of the High Street with its shops and bars, cafes and restaurants and Epping Station serving London.

The accommodation comprises an entrance hall leading to a dining room and separate living room with patio doors to the rear garden. There is a fitted kitchen with a range of white units and grey contrasting tiles and a slot in oven. Space for an upright fridge freezer and a pantry cupboard. The first floor has a three good size bedrooms, a family bathroom with a white three-piece suite and access to the loft for ample storage. There is a spacious rear garden which is mainly laid to lawn, is enclosed with wooden fencing and has a wooden storage shed and side access to the front and parking.

Beaconsfield Road is located within a short walk of the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Entrance Hall

Cloakroom WC

4'10" x 2'6" (1.47m x 0.76m)

Dining Room

13'3" x 10'8" (4.03m x 3.26m)

Kitchen

11'2" x 6'8" (3.41m x 2.02m)

Living Room

13'0" x 10'6" (3.96m x 3.19m)

FIRST FLOOR

Landing

Bedroom One

13'2" x 10'5" (4.01m x 3.17m)

Bedroom Two

11'3" x 10'6" (3.44m x 3.20m)

Bedroom Three

10'1" x 6'1" (3.08m x 1.86m)

Family Bathroom

6'7" x 5'4" (2.01m x 1.63m)

EXTERIOR AREA

Rear Garden

46' x 43' (14.02m x 13.11m)

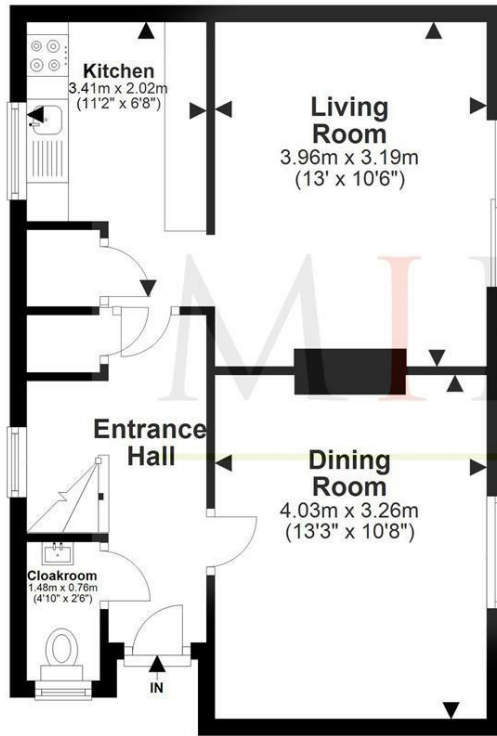
Driveway

21'1" x 10'8" (6.44 x 3.26)



Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)

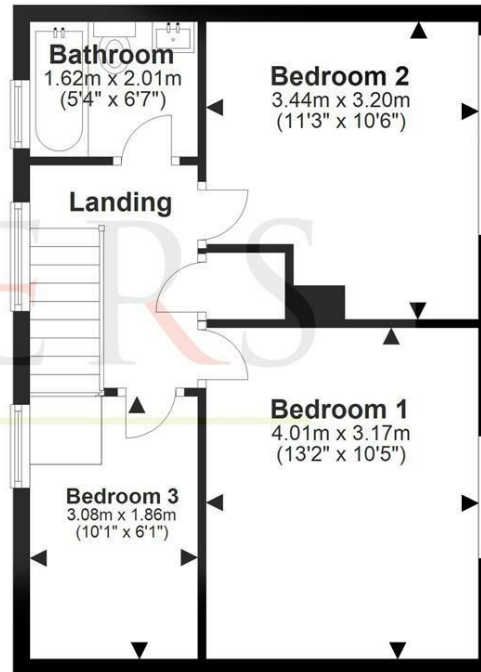


Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

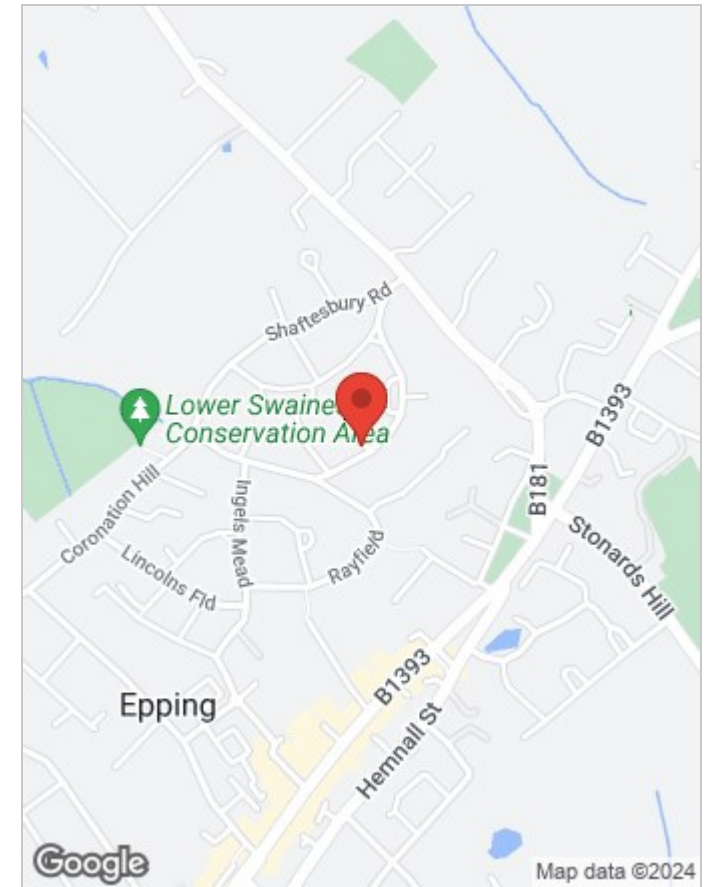
First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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

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.