



**Beaconfield Road, Epping**  
**Asking Price £725,000**



**MILLERS**  
ESTATE AGENTS

\* EXTENDED SEMI DETACHED HOME \*\* OPEN PLAN KITCHEN/DINER \* UTILITY/CLOAKROOM \* MASTER BEDROOM/DRESSING ROOM/ENSUITE SHOWER ROOM \* 98' REAR GARDEN

Nestled on the desirable Beaconfield Road in Epping, this fabulous extended semi-detached family home offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,275 square feet, the property features two inviting reception rooms, four well-proportioned bedrooms, and two modern bathrooms, making it an ideal choice for families seeking both style and functionality.

Upon entering, you are greeted by a welcoming hallway that leads to a utility room and a separate cloakroom. The front lounge, complete with a charming fireplace, provides a cosy retreat, while the open-plan kitchen and dining area is perfect for entertaining, boasting two sets of double doors that seamlessly connect to the expansive rear garden.

The first floor is thoughtfully designed, featuring a master bedroom with a dressing area and an en-suite shower room, alongside two further spacious double bedrooms and a good-sized fourth single bedroom. A family bathroom completes this level, ensuring ample facilities for all.

The exterior of the property is equally impressive, with a front garden that includes a spacious driveway, allowing off-street parking for two/three vehicles. The rear garden, measuring over 98 feet, is a true highlight, featuring a patio area ideal for al fresco dining, steps leading up to a lush lawn, and a decked area that provides a second seating space. Additionally, there is an unfinished outdoor garden room/gym, offering a versatile space for leisure.

Situated in a great location, this home is just a short walk from Epping's vibrant High Street, where you can enjoy a variety of shops, cafes, and amenities. This property is a wonderful opportunity for those looking to settle in a charming community while enjoying the comforts of a spacious family home. Easy access to Epping Central Line Station.





## GROUND FLOOR

### Living Room

13'2" x 10'11" (4.01m x 3.33m)

### Dining Room

12'1" x 17'9" (3.68m x 5.41m)

### Kitchen

14'10" x 8'5" (4.52m x 2.57m)

### Utility Area

8'4" x 9'1" (2.54m x 2.76m)

### Cloakroom WC

5'10 x 4' (1.78m x 1.22m)



## FIRST FLOOR

### Bedroom One

13'3" x 11'0" (4.05m x 3.35m)

### Dressing Area

4'1" x 6'6" (1.24m x 1.98m)

### En-suite Shower Room

6'8 x 5'4 (2.03m x 1.63m)

### Bedroom Two

12'1" x 11'1" (3.69m x 3.37m)

### Bedroom Three

13'1" x 6'7" (3.98m x 2.01m)

### Bedroom Four

10'8" x 6'7" (3.26m x 2.01m)

### Bathroom

5'10 x 6'1 (1.78m x 1.85m)

## EXTERIOR

### Front Driveway

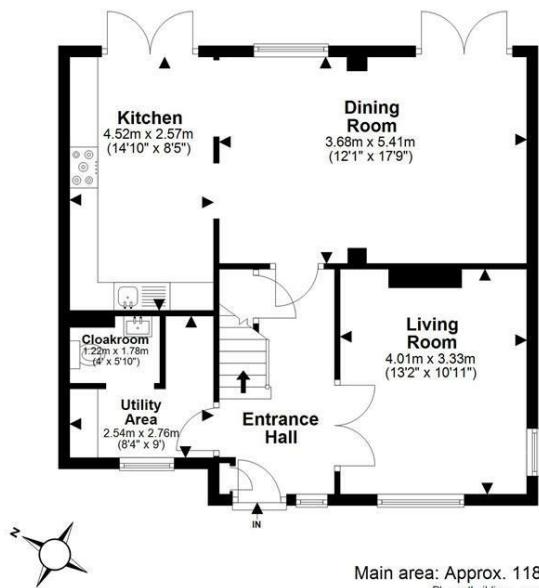
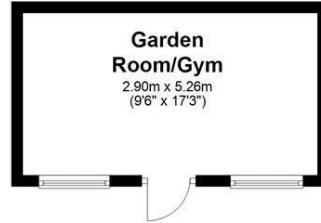
### Rear Garden

98'4 x 33' (29.97m x 10.06m)

### Outbuilding Office/Gym



**Ground Floor**  
 Main area: approx. 61.8 sq. metres (665.1 sq. feet)  
 Plus outbuildings, approx. 15.2 sq. metres (163.8 sq. feet)



Total area including outbuildings: approx. 133.7 sq metres (1439.2 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

## Viewing

Please contact our Millers Office on 01992 560555

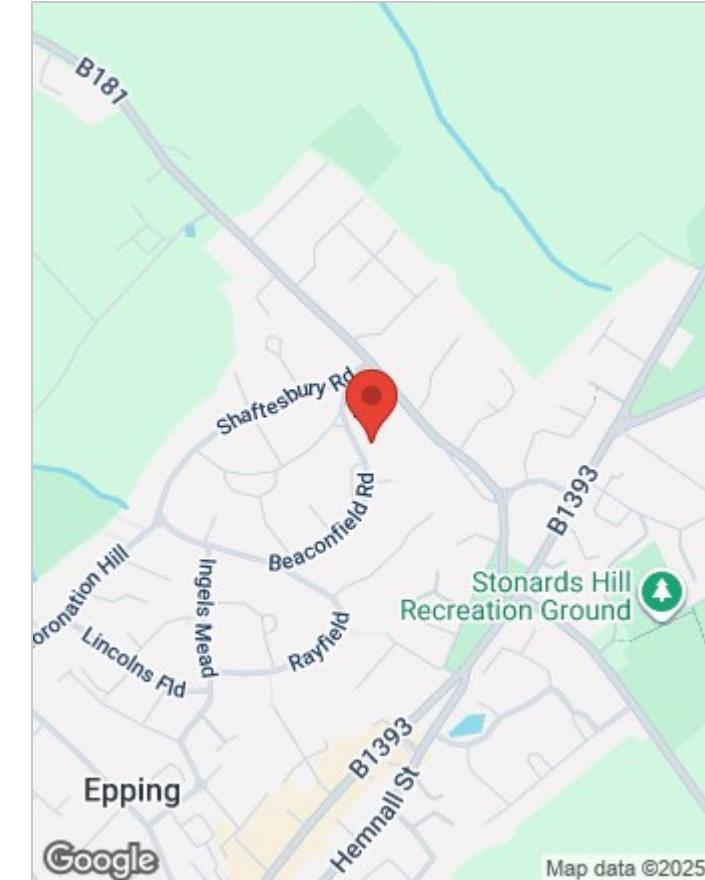
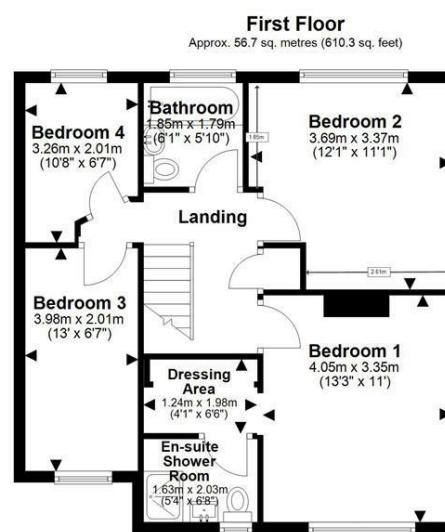
if you wish to arrange a viewing appointment for this property or require further information.

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.

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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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC