**Amesbury Close, Epping**

**Asking Price £375,000**

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MILLERS

ESTATE AGENTS

* FIRST FLOOR MAISONETTE * TWO BEDROOMS * OWN REAR GARDEN * CUL-DE-SAC LOCATION *
* SPACIOUS ACCOMMODATION * NO SERVICE CHARGE * MODERN BATHROOM *

Nestled in the charming area of Amesbury Close, Epping, this delightful two-bedroom first-floor maisonette offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. With two well-proportioned bedrooms, it provides ample space for a small family or professionals seeking a comfortable living environment.

One of the standout features of this maisonette is its own private rear garden, a rare find in this sought-after location. This outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

The maisonette is situated within walking distance of Epping Station, making it an excellent choice for commuters who wish to travel into London with ease. Additionally, the vibrant high street is just a short stroll away, offering a variety of shops, cafes, and local amenities to cater to your everyday needs.

This property presents a wonderful opportunity for those looking for spacious accommodation in a desirable area. Whether you are a first-time buyer or seeking a rental investment, this maisonette is sure to impress with its appealing features and prime location. Do not miss the chance to make this lovely home your own.

**GROUND FLOOR**

**Entrance Hall**

**FIRST FLOOR**

**Study Area**
6'2" x 6'6" (1.88m x 1.98m)

**Living Room**
18'10" x 11'9" (5.75m x 3.58m)

**Kitchen**
10'0" x 8'11" (3.05m x 2.72m)

**Bedroom One**
10'7" x 12'9" (3.23m x 3.89m)

**Bedroom Two**
8'11" x 9'0" (2.73m x 2.74m)

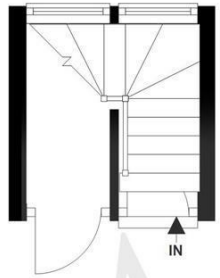
**Bathroom**
7'11 x 5'6 max (2.41m x 1.68m max)

**EXTERIOR**

**Rear Garden**
35'9 max x 16'7 (10.90m max x 5.05m)

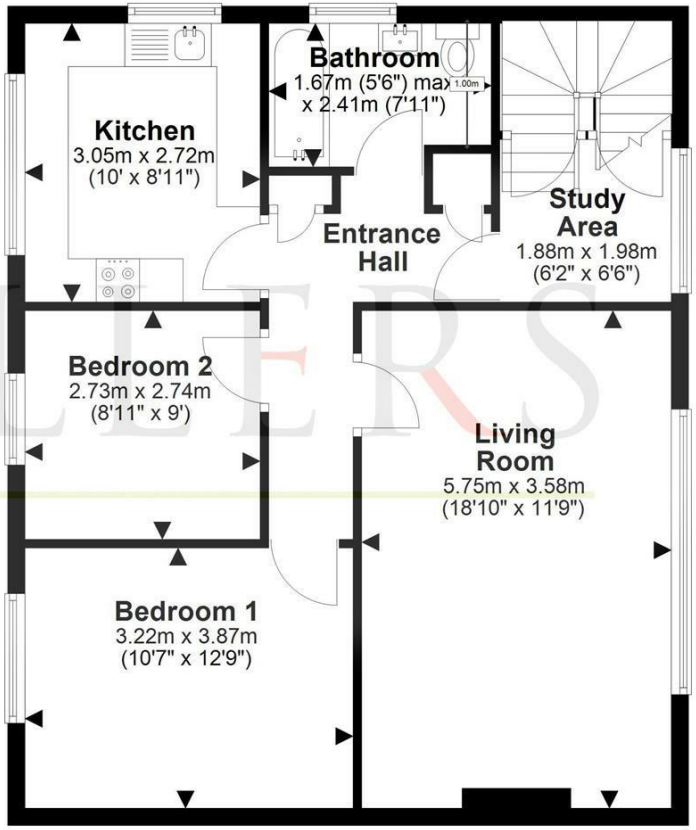
## Ground Floor

Approx. 4.1 sq. metres (44.4 sq. feet)




## First Floor

Approx. 67.8 sq. metres (729.3 sq. feet)

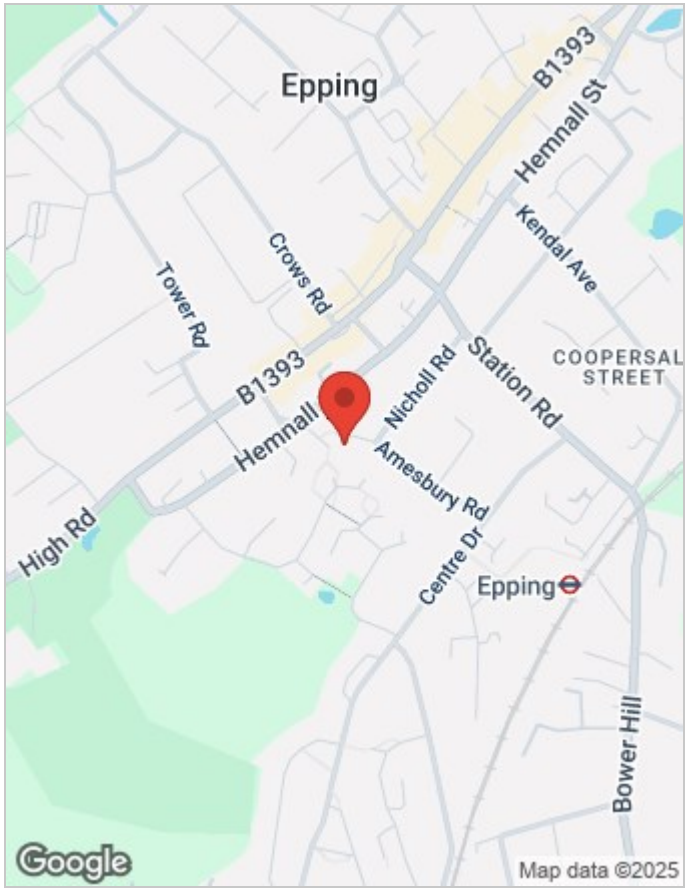


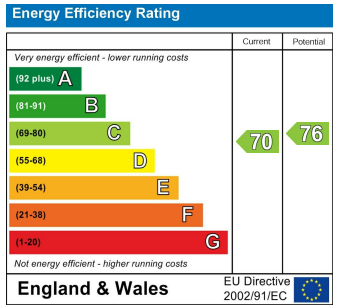

**Floor Plan Key**

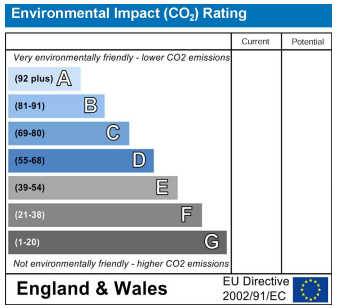
- Restricted height Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx.
71.9 sq. metres (773.7 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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