



**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)



