



Beaconfield Road, Epping

Asking Price £550,000



MILLERS
ESTATE AGENTS

* POTENTIAL TO EXTEND STP * CLOSE TO LOCAL SCHOOLS * WALKING DISTANCE OF HIGH STREET *
* OFF STREET PARKING * GROUND FLOOR WC * DOUBLE GLAZED CONSERVATORY *

Nestled on the charming Beaconfield Road in Epping, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is its convenient location. Just a short stroll away, you will find the vibrant Epping High Street, brimming with shops, cafes, and local amenities. For those who commute, Epping Station is a mere 0.7 miles from your doorstep, providing easy access to central London and beyond.

The property also boasts parking for two vehicles, a valuable asset in this sought-after area. Families will appreciate the proximity to local schools, making the morning school run a breeze. Additionally, there is potential to extend the property, allowing you to tailor the home to your specific needs and preferences.

This semi-detached house on Beaconfield Road is not just a place to live; it is a wonderful opportunity to create a home in a thriving community. With its ideal location and potential for growth, this property is sure to attract interest. Do not miss the chance to make it your own.





Porch
2'4 x 5'6 (0.71m x 1.68m)

Entrance Hall

Cloakroom/ Utility
6'3" x 5'0 (1.91m x 1.52m)

Living Room
15'2" x 11'1" (4.62m x 3.38m)

Dining Room
6'9" x 10'4" (2.05m x 3.15m)

Kitchen
10'2" x 8'6" (3.11m x 2.59m)

Conservatory
9'11 x 9'9 (3.02m x 2.97m)

Landing

Bedroom 1
11'0" x 9'7" (3.35m x 2.92m)

Bedroom 2
8'11" x 9'8" (2.72m x 2.95m)

Bedroom 3
7'10" x 6'8" (2.39m x 2.03m)

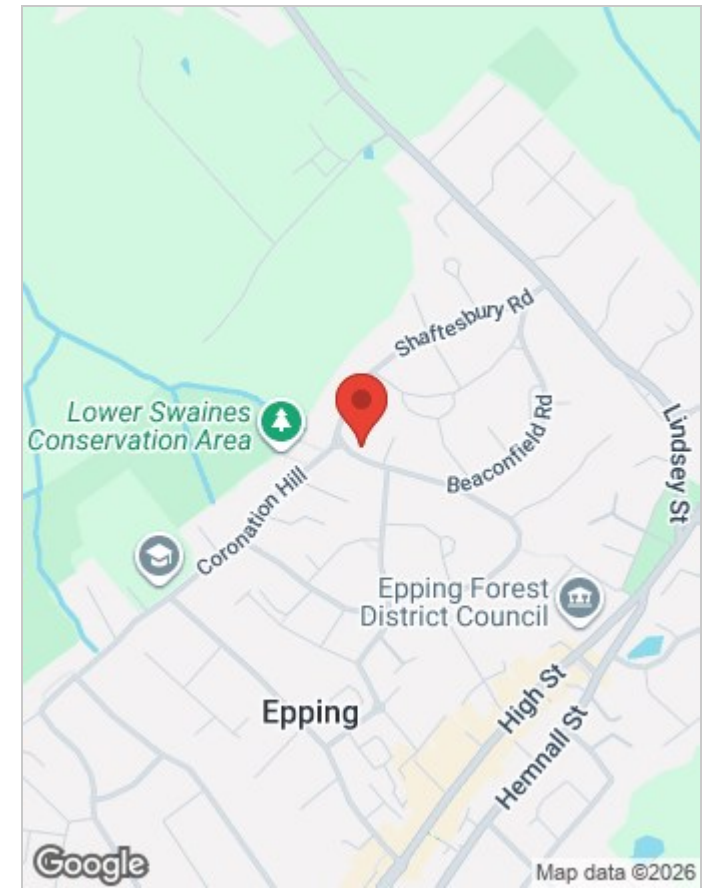
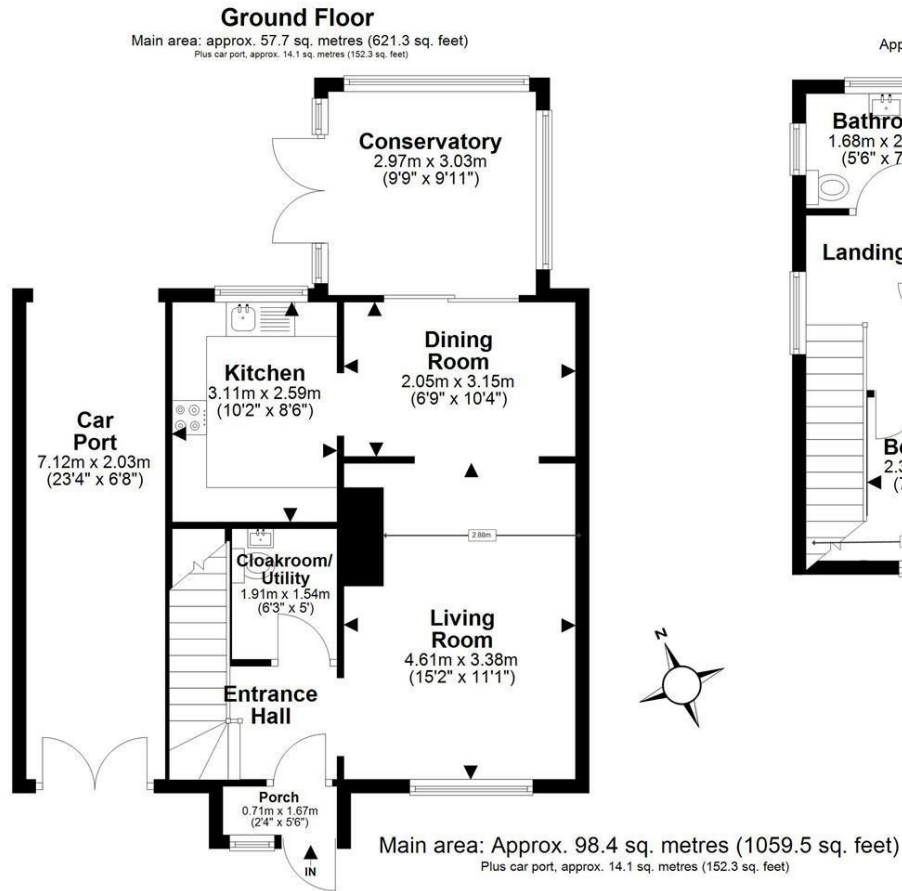
Bathroom
7'8 x 5'6 (2.34m x 1.68m)

EXTERIOR

Rear Garden
49'0 x 24'0 (14.94m x 7.32m)

Car Port
23'4 x 6'8 (7.11m x 2.03m)





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		87	(81-91) B
(69-80) C		70	(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.

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