



**Beaconfield Road, Epping**

**Price Range £625,000 to £650,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £625,000 TO £650,000 \* SEMI DETACHED HOUSE \* FAMILY ACCOMMODATION \* WELL PRESENTED THROUGHOUT \* CLOSE TO HIGH STREET \* 1,140.2 SQ FT VOLUME \*

This fabulous three-bedroom semi-detached family home is situated in the heart of Epping, conveniently located near local schools, high street shops, and the town station. The property is in excellent decorative order throughout and features a newly re-fitted kitchen breakfast room. There is off-street parking available on a block-paved driveway and a short walk to Epping Primary School.

The accommodation includes an entrance hallway leading to a spacious kitchen breakfast room with high-gloss units and integrated appliances. There is a large lounge and dining area, complete with a feature fireplace and wooden flooring and has doors opening onto the rear garden. The garage has been converted into a usefull study/playroom, with a storage area at the front. A side lobby leads to the garden, and a practical utility area completes the ground floor.

Upstairs, you will find three generous bedrooms and a modern bathroom fitted with white sanitary ware. Additional features of the property include double-glazed windows with some plantation shutters and gas heating via radiators. The expansive rear garden measures 53' x 42' and features a patio sitting area for relaxation, with steps leading up to a lawn area.

Beaconfield Road is situated close to the busy High Street which provides a range of shops including a Tesco superstore, M&S food hall and several boutiques. There are several cafes, bars, restaurants, and public houses. Schooling is provided at (ESJ) Epping St Johns Comprehensive School and Epping Primary School. Transport links are available via the Central Line Tube Station, serving London, the M25 at Waltham Abbey and the M11 at Hastingwood.





## GROUND FLOOR

### Living Dining

22'1" x 11'1" (6.74m x 3.38m)

### Kitchen

16'9" x 8'10" (5.11m x 2.69m)

### Lobby

9'4" x 4'9" (2.84m x 1.45m)

### Utility Area

6'0" x 4'9" (1.83m x 1.45m)

### Study / Play Room

15'7" x 7'9" (4.75m x 2.36m)

## FIRST FLOOR

### Bedroom One

13'3" x 9'9" (4.04m x 2.97m)

### Bedroom Two

8'11" x 10'7" (2.72m x 3.23m)

### Bedroom Three

7'9" x 6'8" (2.36m x 2.03m)

### Bathroom

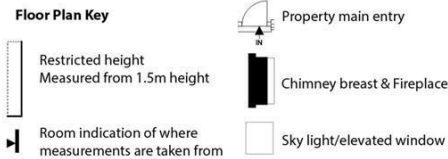
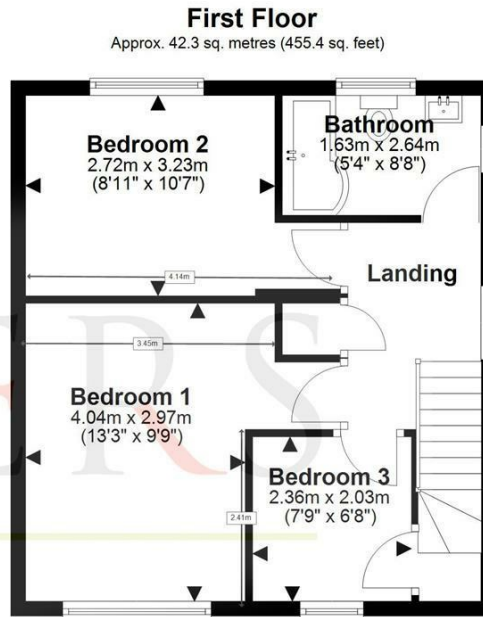
8'8" x 5'4" (2.64m x 1.63m)

## EXTERNAL AREA

### Rear Garden

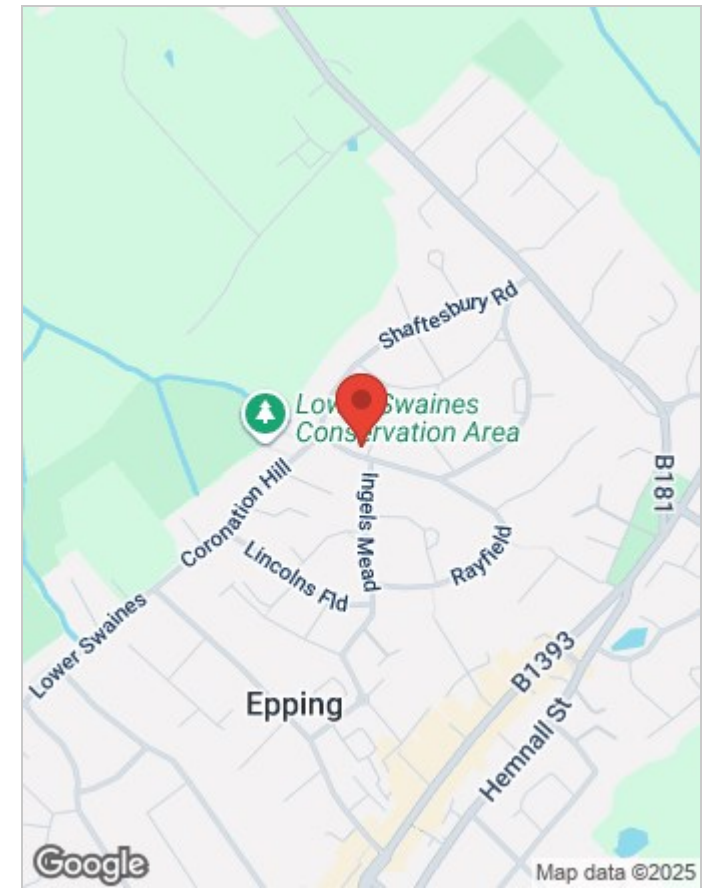
53' x 42' (16.15m x 12.80m)





Total area: approx. 105.9 sq. metres (1140.2 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 firm's employment has the authority to make or give any representation or warranty in respect of the property.