



**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.





## GROUND FLOOR

### Porch

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

### 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)

## FIRST FLOOR

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

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

## EXTERIOR

### Rear Garden

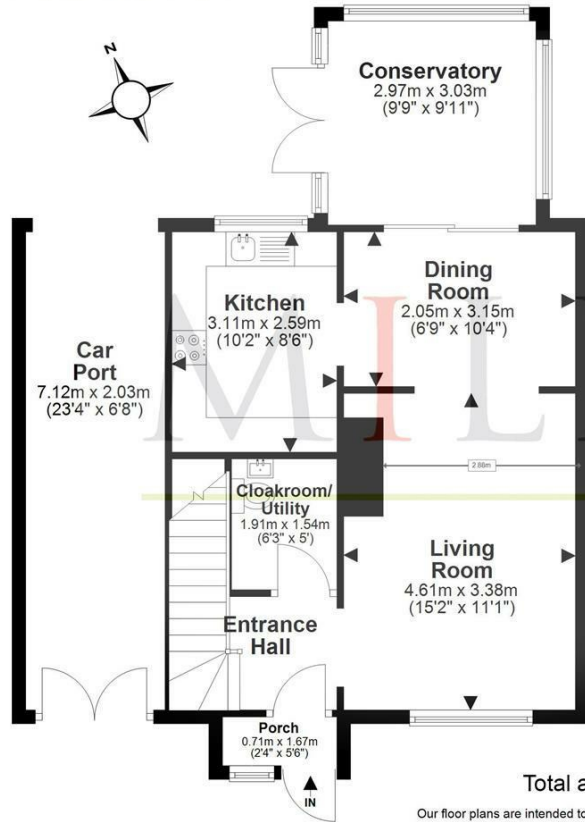
49'0 x 24'0 (14.94m x 7.32m)

### Car Port

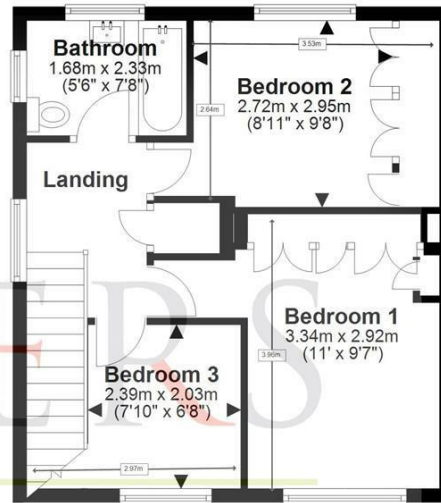
23'4 x 6'8 (7.11m x 2.03m)



**Ground Floor**  
Main area: approx. 57.7 sq. metres (621.3 sq. feet)  
Plus car port, approx. 14.1 sq. metres (152.3 sq. feet)



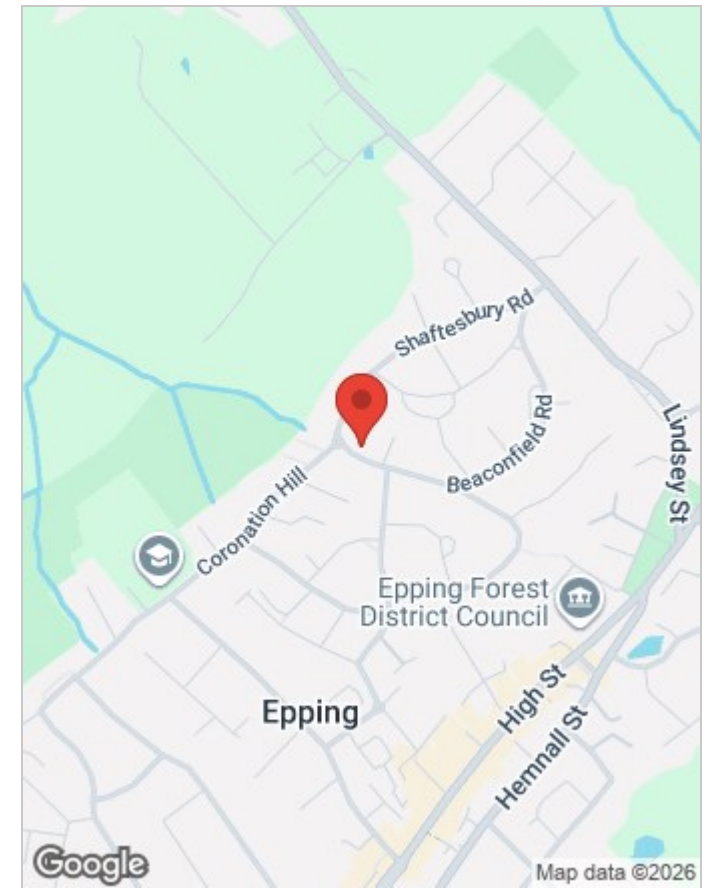
**First Floor**  
Approx. 40.7 sq. metres (438.2 sq. feet)



Main area: Approx. 98.4 sq. metres (1059.5 sq. feet)  
Plus car port, approx. 14.1 sq. metres (152.3 sq. feet)

Total area including garage : approx. 112.5 sq metres (1211.8 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| 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>                            |                         | <b>87</b>                                      | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            | <b>70</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   |

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