

Beulah Road, Epping, CM16 6RH Asking Price £799,995













* CHARMING PROPERTY * THREE BEDS & RECEPTIONS * PREMIER LOCATION * EXTENDED HOME *

We are delighted to offer this extended 1930's semi-detached family home offering three double bedroom and three reception areas. The family accommodation is beautifully presented and sympathetically finished with some stunning features which include wooden flooring, an open fireplace, bay windows, butler sink, wooden worktops, and wooden beams.

This desirable property is situated in one of Epping's most sought-after and desirable residential cul-de-sacs. It is a short walk to Epping High Street with its shops, bars, cafes and restaurants, parts of Epping Forest for recreation and outdoor pursuits and arable farmland for country walks. The accommodation comprises an internal entrance hall leading to a cloakroom WC and a further inner hallway. There is a living room with wooden flooring, fireplace, and bay window. A dining room with wood flooring, chimney breast with book shelving either side and a fully fitted kitchen breakfast room providing built in appliances, hard wood worktops and a built-in butler sink. The first-floor landing leads to three double bedrooms and a family bathroom. The master bedroom faces to the front elevation and boast a bay window. Bedrooms 2 & 3 overlook the rear garden, and the family bathroom comprises a four-piece bathroom suite with white sanitary ware.

The external area comprises front garden providing off street parking on a gravelled driveway and access leading to the entrance door located to the side. A gate provides pedestrian and vehicular access to side and rear gardens. There is a paved patio area, lawned garden with mature shrubs and plants.

AN INTERNAL VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE THIS STUNNING PROPERTY.

GROUND FLOOR

Entrance Hall

Cloakroom WC

5'9 x 3'10 (1.75m x 1.17m)























Living Room

10'11" x 14'11" (3.33m x 4.54m)

Dining Room

15'9" x 12'5" (4.80m x 3.79m)

Kitchen Breakfast Room

16" x 12'10" (4.88m x 3.91m)

FIRST FLOOR

Landing

Bedroom One

11'0" x 14" (3.35m x 4.27m)

Bedroom Two

7'10" x 12'0" (2.38m x 3.65m)

Bedroom Three

8'2" x 12'5" (2.49m x 3.79m)

Family Bathroom

7'7 x 4'6 (2.31m x 1.37m)

EXTERIOR AREA

Garden

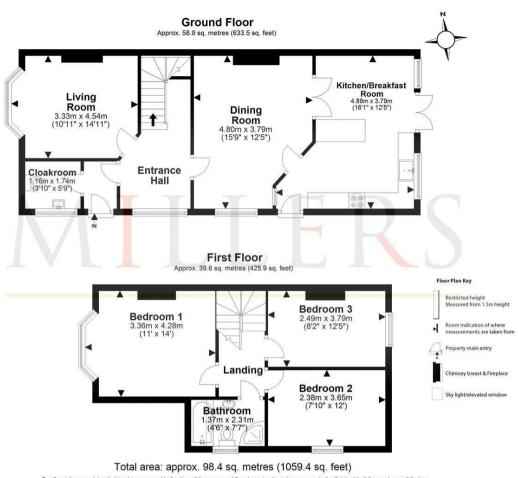
68'7 x 23' (20.90m x 7.01m)

Garage

16 x 9 (4.88m x 2.74m)

Side Plot

31' x 7'3 (9.45m x 2.21m)



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.

Shaftesbury Rd Epping Catholic Church Epping Forest District Council Map data @2022 Energy Efficiency Rating Very energy efficient - lower running costs (92 plus) 🔼 (81-91) 57 Not energy efficient - higher running costs Not environmentally friendly - higher CO2 emis **England & Wales England & Wales**

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