## 18 Frampton Road

Epping, Epping

Council Tax band: D

Tenure: Freehold

- WALKING DISTANCE TO HIGH STREET & STATION
- DRIVEWAY PARKING
- 2/3 BED
- 26ft REAR WORKSHOP
- OPEN PLAN KITCHEN WITH BREAKFAST BAR
- LOFT ROOM
- SEPERATE UTILITY SPACE
- DOWNSTAIRS WC











## Living Room

11' 7" x 17' 4" (3.53m x 5.28m)

#### Kitchen

9' 11" x 15' 2" (3.02m x 4.62m)

## Dining Area

11' 5" x 8' 11" (3.48m x 2.72m)

## Office/Bedroom 3

5' 10" x 5' 3" (1.78m x 1.60m)

wc

#### Bedroom 1

11' 7" x 12' 2" (3.53m x 3.71m)

**En-Suite WC** 

#### Bedroom 2

10' 6" x 8' 11" (3.20m x 2.72m)

## Family bathroom

#### Loft Room

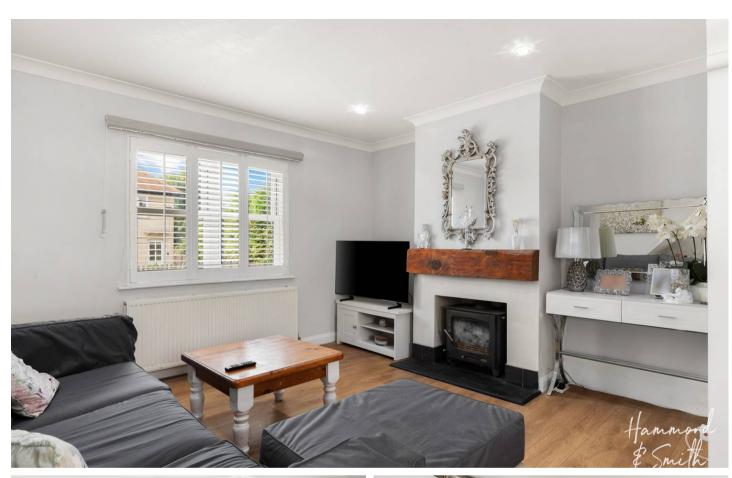
12' 4" x 15' 11" (3.76m x 4.85m)

## Workshop

13' 2" x 26' 8" (4.01m x 8.13m)

## **Utility Cupboard**

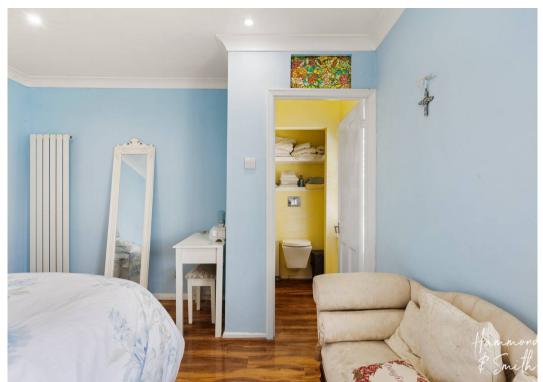
8' 10" x 5' 7" (2.69m x 1.70m)















# Approx. 55.7 sq. metres (599.5 sq. feet) First Floor Approx. 36.0 sq. metres (387.6 sq. feet) Office/ Bedroom 3 1.78m x 1.60m (5\*10" x 5\*3") Conservatory 3.48m x 2.73m (11!5" x 8'11") Bedroom 3.20m x 2.71m (10'6" x 8'11") Kitchen 3.02m x 4.63m (9'11" x 15'2") Bedroom 3.52m (11'7") x 3.71m (12'2") max Living Room 3.53m x 5.28m (11'7" x 17'4") Outbuilding Approx. 26.1 sq. metres (280.8 sq. feet) **Loft Room** Workshop 4.00m (13'2") x 8.14m (26'8") max Approx. 14.7 sq. metres (158.6 sq. feet) Utility Area 2.70m x 1.70m (8'10" x 5'7") Loft Room 3.77m x 4.85m (12'4" x 15'11")

**Ground Floor** 

Total area: approx. 132.5 sq. metres (1426.4 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.