



Beaconfield Way, Epping

* PRICE RANGE £500,000 TO £515,000 * DOUBLE BEDROOMS * SOUTH WEST FACING GARDEN * OFF STREET PARKING * SEMI DETACHED *

A two bedroom semi-detached property located within a short walk of Epping High Street, Epping Primary School and the open countryside at Swaines Green. The property is situated in a popular residential through road and offers off street parking on a raised driveway.

The accommodation comprises an entrance hall leading to a modern fitted kitchen dining room benefitting with a white, high gloss kitchen and contrasting black work surfaces. There is access from the via French patio doors to the rear garden which is South Westerly facing. The living room has a feature fireplace and wooden flooring and leads off the entrance hall. The first floor has two double bedrooms and a modern three-piece bathroom suite with white sanitary ware. The rear garden is mainly laid to lawn, has a patio area and a side access. This well presented home has been modernised and well maintained by the current owners and in internal viewing is strongly recommended.

Beacon field Way is Conveniently situated for Epping Primary School and ESJ Epping St Johns. The busy High street that offers a wide array of shops, restaurants, cafes and bars is also within walking distance and Epping also provides great transport links to London via the Tube Station on the central line and road links to Cambridge at Hastingwood on the M11 and M25 at Waltham Abbey. The property also has the potential to extend the accommodation as carried out by the closest neighbours (subject to terms and planning).

- PRICE RANGE £500,000 TO £515,000
- SEMI DETACHED HOUSE
- FEATURE FIREPLACE
- WHITE SANITARY WARE
- OFF ROAD PARKING
- POTENTIAL TO EXTEND STP
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- HIGH GLOSS FITTED KITCHEN

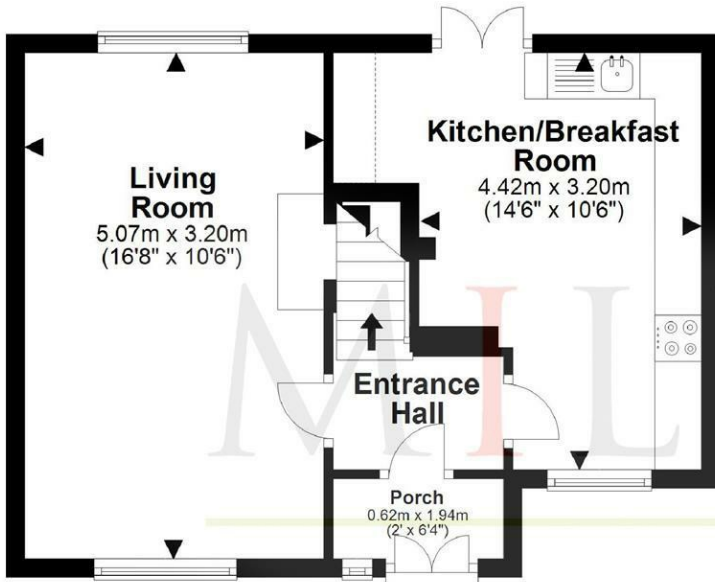
Price Range £500,000 to £515,000



MILLERS
ESTATE AGENTS

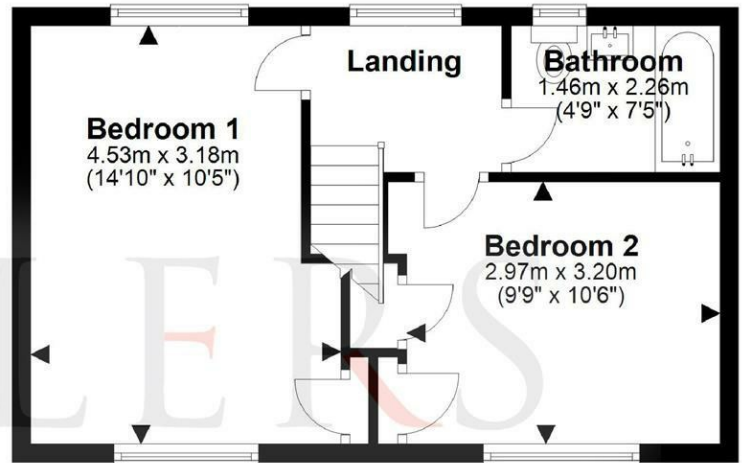
Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 70.0 sq. metres (753.4 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

Property Dimensions

GROUND FLOOR

Entrance Porch	6'4" x 2' (1.93m x 0.61m)
Living Room	16'8" x 10'7" (5.08m x 3.23m)
Kitchen Dining Room	14'10" x 10'6" (4.52m x 3.20m)

FIRST FLOOR

Bedroom One	14'10" x 10'5" (4.52m x 3.18m)
Bedroom Two	10'6" x 9'9" (3.20m x 2.97m)
Bathroom	7'5" x 4'9" (2.26m x 1.45m)

EXTERIOR AREA

Rear Garden	43' x 38' (13.11m x 11.58m)
Side Access	
Storage Area	
Garden Shed	
Driveway Parking	



MILLERS
ESTATE AGENTS



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Turn right on the High Street towards the Church. Turn left at the mini roundabout onto St. Johns Road. Turn right into Bakers Lane. Turn left at the roundabout. Continue across the junction into Ingels Mead. At the bottom turn right into Beaconfield Road. Turn left into Beaconfield Way. The house will be on the left. Arrive at Beaconfield Way, Epping, CM16 5BA.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.