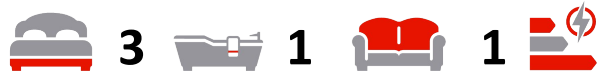




**Beaconfield Road, Epping.**

**Offers Over £525,000**



**MILLERS**  
ESTATE AGENTS

**\* SEMI-DETACHED HOUSE \* THREE BEDROOMS \*  
REFURBISHED ACCOMMODATION \* OFF STREET  
PARKING \* KITCHEN AND SEPARATE UTILITY ROOM \*  
WALK TO TUBE STATION \* WALK TO EPPING  
PRIMARY SCHOOL \* NEAR SWAINES GREEN \* HOME  
OFFICE OR GYM \***

A spacious three bedroom, semi-detached house offering family accommodation, large rear garden with home office or gymnasium and off street parking on the front for three vehicles. The property is situated in the popular residential street of Beaconfield; being perfectly located for the High Street, Epping Primary School and the open parkland of Swaines Green.

The accommodation comprises a front door leading to the entrance hall which has stairs ascending to the first floor and doors leading to; a lounge dining room which features wooden flooring, a wall mounted fireplace and a doors open to the rear garden. There is a fitted kitchen breakfast room comprising a range of wooden units, with contrasting black work surfaces incorporating built in appliances. There is a large utility room to the side offering plenty of storage. The first floor presents three bedrooms, two large doubles and a good size single and a three-piece bathroom with a newly fitted suite and white sanitary ware. The low maintenance rear garden is arranged over three separate levels, is laid to both patio and gravelled, it has a wooden garden shed, and a generous office which is currently being used as a gymnasium.

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

**Kitchen Breakfast Room**  
21'4" x 19'9" (6.50m x 6.02m)

**Utility Room**  
16'8" x 6'5" (5.08m x 1.96m)

**Lounge Dining Room**  
14'11" x 19'9" (4.54m x 6.01m)

## FIRST FLOOR

**Bedroom One**  
15'0" x 19'9" (4.58m x 6.01m)

**Bedroom Two**  
6'5" x 10'7" (1.96m x 3.22m)

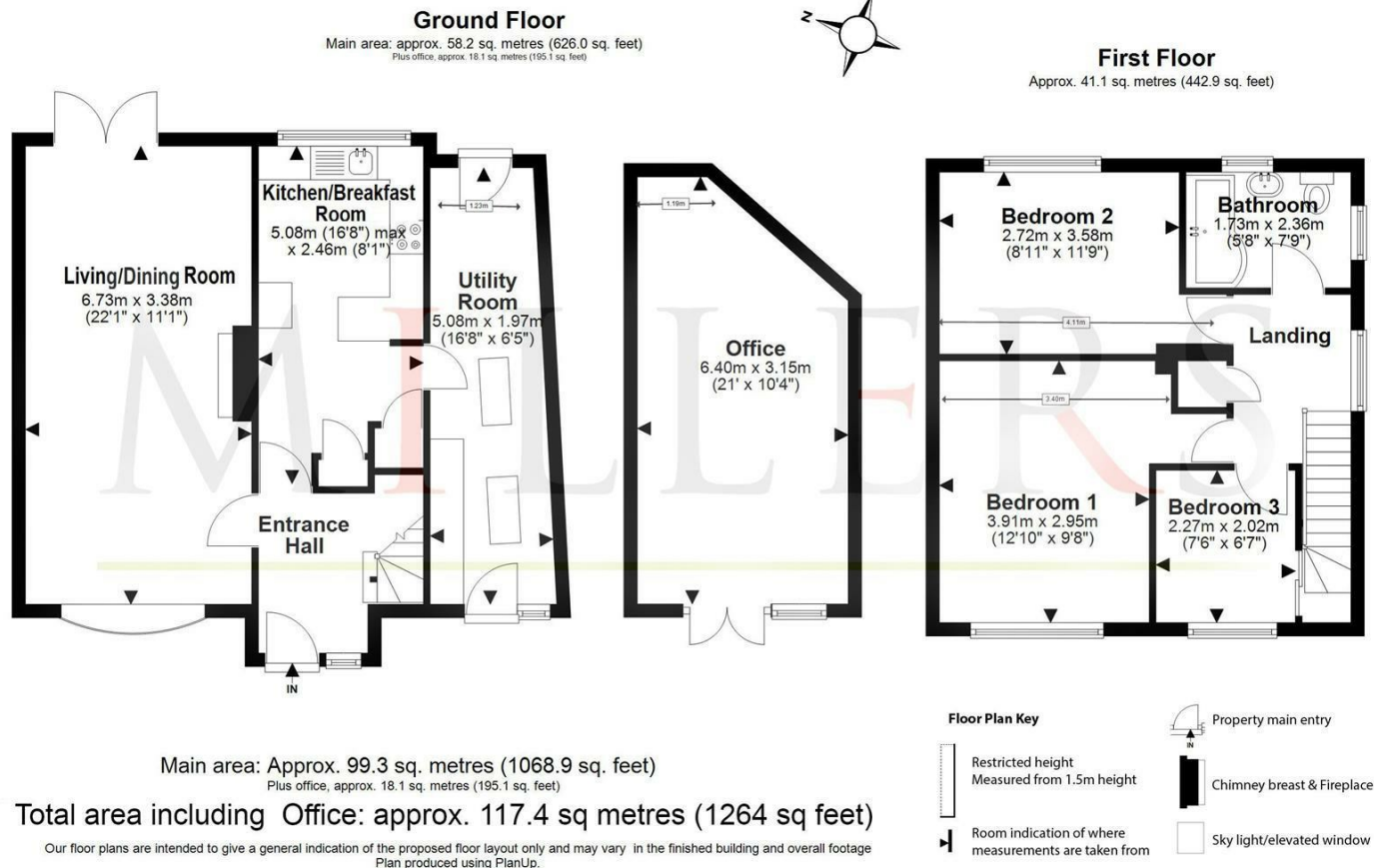
**Bedroom Three**  
13'11" x 19'9" (4.24m x 6.03m)

**Family Bathroom**  
7'9" x 5'8" (2.36m x 1.73m)

## EXTERNAL AREA

**Rear Garden (Max)**  
56'11" x 24'11" (17.37m x 7.62m)

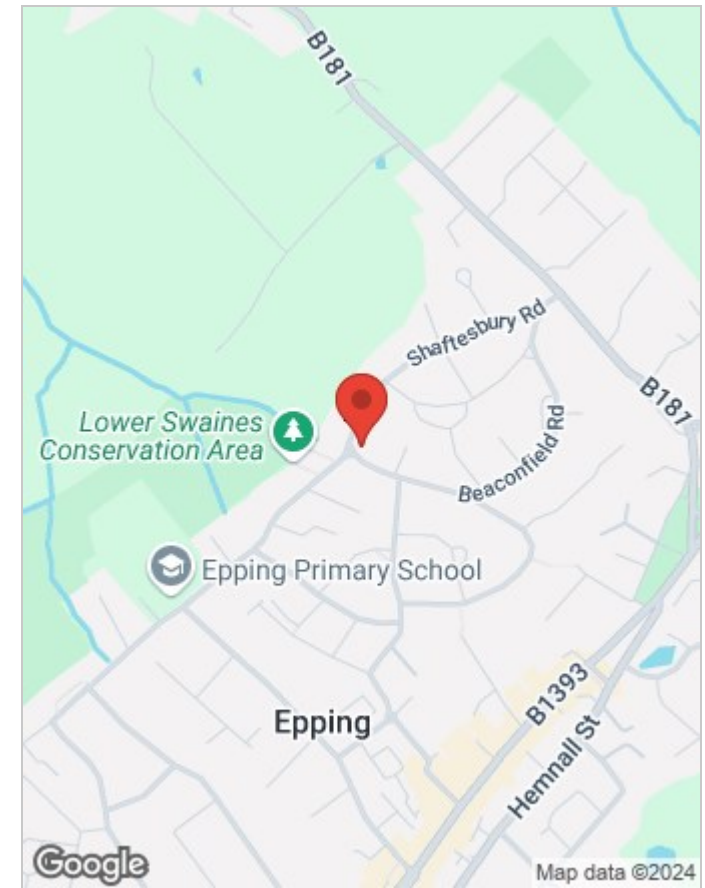
**Home Office**  
21' x 10'4" (6.40m x 3.15m)



Main area: Approx. 99.3 sq. metres (1068.9 sq. feet)  
Plus office: approx. 18.1 sq. metres (195.1 sq. feet)

**Total area including Office: approx. 117.4 sq metres (1264 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  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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.