



**Beaconfield Road, Epping**

**Price Range £550,000 to £575,000**

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**MILLERS**  
ESTATE AGENTS

**\*OPEN DAY SAT 6TH JULY \* PRICE RANGE: £550,000 TO £575,000 \* SEMI DETACHED HOUSE \* EXTENDED ACCOMMODATION \* THREE BEDROOMS \* PARKING & GARAGE \* 1,284 SQ. FT VOLUME \* POTENTIAL TO REMODEL OR EXTEND (STP) \***

An extended, three bedroom semi-detached house offering generous family accommodation with garage & off street parking. The property is situated in a quiet cul-de-sac which is close to Epping primary school and the open countryside at Swaines Green, yet within easy reach of the High Street with its shops and bars, cafes and restaurants and Epping Station serving London.

The accommodation comprises an entrance hall leading to a living room with a feature fireplace and doors to the rear garden an open plan dining room. There is a fitted kitchen breakfast room with a built double oven, induction hob and extractor fan. Space for an American fridge freezer and breakfast table and chairs and a pantry cupboard. The first floor has a three good size bedrooms with wardrobe cupboards to the master, a family shower room with a white three-piece suite. There is a spacious rear garden which has a stone patio area and is enclosed with mature shrubs, hedging and wooden fencing. There is access to the garage and the front of the property which benefits from off street parking.

Beaconfield Road is located within a short walk of the High Street with its shops, bars, cafes and restaurants. It is also within close proximity to Swaines Green and arable farmland. Parts of Epping Forest are within walking distance as is the Town Tube Station. Schooling is provided at ESJ Epping St Johns Comprehensive school and Epping Primary School. Transport links area available at the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Cloakroom WC

4'10" x 2'7" (1.47m x 0.79m)

### Living Room

13'0" x 20'0" (3.95m x 6.10m)

### Dining Area

10'8" x 8'6" (3.26m x 2.59m)

### Kitchen Breakfast Room

11'3" x 17'8" (3.42m x 5.39m)

### Pantry

2'9" x 2'11" (0.85m x 0.90m)

## FIRST FLOOR

### Landing

### Bedroom One

13'2" x 10'5" (4.02m x 3.17m)

### Bedroom Two

11'4" x 10'7" (3.46m x 3.23m)

### Bedroom Three

10'2" x 6'9" (3.09m x 2.05m)

### Shower Room

6'4" x 5'4" (1.93m x 1.63m)

## EXTERNAL AREA

### Garage

21' x 8'10" (6.40m x 2.69m)

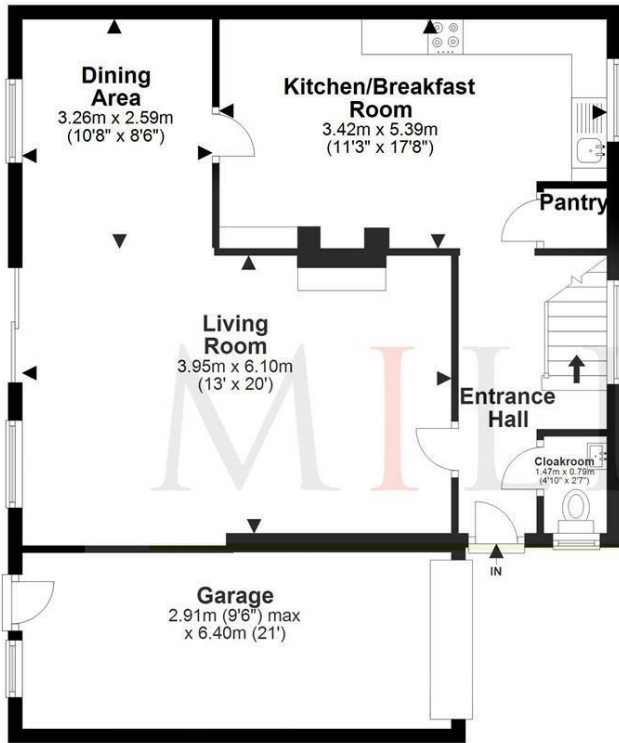
### Rear Garden

37' x 34' (11.28m x 10.36m)



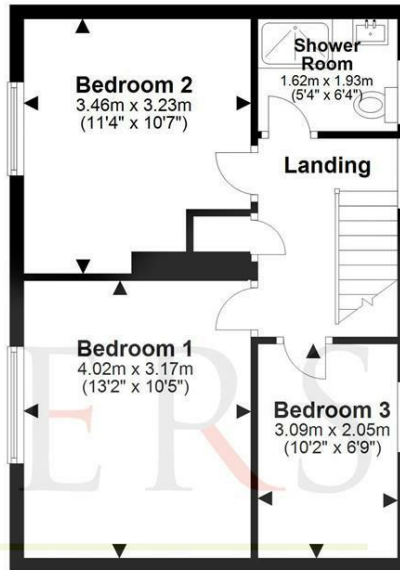
### Ground Floor

Main area: approx. 61.3 sq. metres (659.9 sq. feet)  
Plus garages, approx. 17.2 sq. metres (185.4 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)

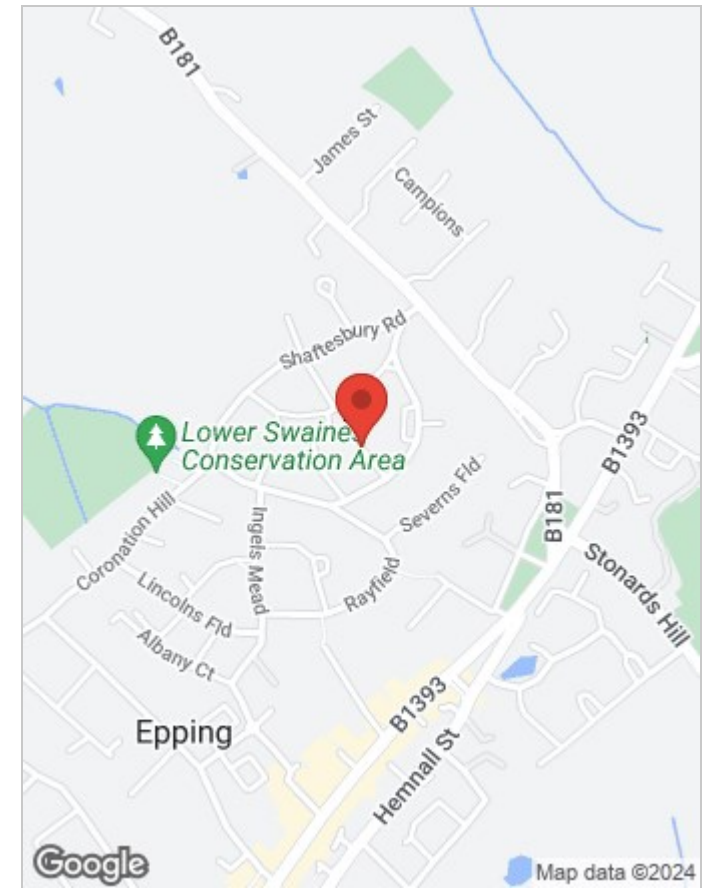


Main area: Approx. 102.1 sq. metres (1098.7 sq. feet)

Plus garages, approx. 17.2 sq. metres (185.4 sq. feet)

Total area including garages and outbuildings: approx. 119.3 sq metres (1284.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.