



Beaconfield Way, Epping

Guide Price £600,000



MILLERS
ESTATE AGENTS

*** EXTENDED TERRACED HOME * THREE DOUBLE BEDROOMS * FABULOUS KITCHEN/DINER * TWO RECEPTION ROOMS * BLOCK PAVED DRIVEWAY * LANDSCAPED GARDENS * CLOSE TO HIGH STREET***

An immaculate extended terrace home with a fabulous open plan kitchen/diner, lounge with double doors onto a playroom/study, ground floor wc/utility, three double bedrooms and a four piece family bathroom. Block paved to the front for off street parking and stunning landscaped rear garden. Great location with a short walk to the High Street and Station.

Accommodation comprises with an entrance porch leading to a entrance hallway, a ground floor cloakroom and utility room, an impressive kitchen/diner with windows and door to the rear garden. A stylish lounge with feature fireplace has double multi pane doors leading to a study/play room. The ground floor has wood effect Amtico flooring throughout. Upstairs benefits with three double bedrooms with wardrobes in all rooms, there is a four piece family bathroom. The property benefit with attractive white plantation shutters.

The front garden has a raised flower bed with shrubs and bushes, hedge borders and an extensive block paved driveway for off street parking. The rear garden has been landscaped and comprises with a patio to the immediate rear, retaining raised flower beds with well established plants and shrubs, steps up to an artificial lawn, a further paved patio area with timber summer house and brick built shed.

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).





GROUND FLOOR

Porch

6'8" x 1'9" (2.03m x 0.53m)

Entrance Hall

Cloakroom / Utility

6'10" x 7'7" (2.08m x 2.32m)

Kitchen Dining Room

16'3" x 13'8" (4.95m x 4.17m)

Living Room

16'8" x 10'5" (5.07m x 3.18m)

Study / Playroom

7'3" x 8'8" (2.20m x 2.64m)

FIRST FLOOR

Bedroom One

15'0" x 9'1" (4.56m x 2.78m)

Bedroom Two

7'3" x 16'3" (2.21m x 4.96m)

Bedroom Three

9'8" x 10'8" (2.95m x 3.25m)

Bathroom

8'9" x 7'5" (2.67m x 2.26m)

EXTERIOR

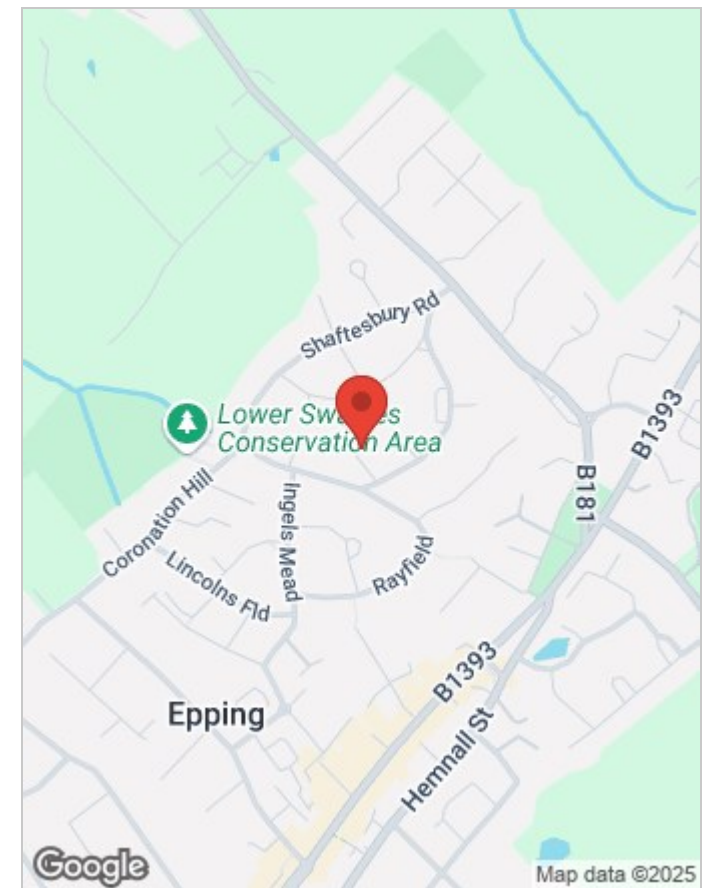
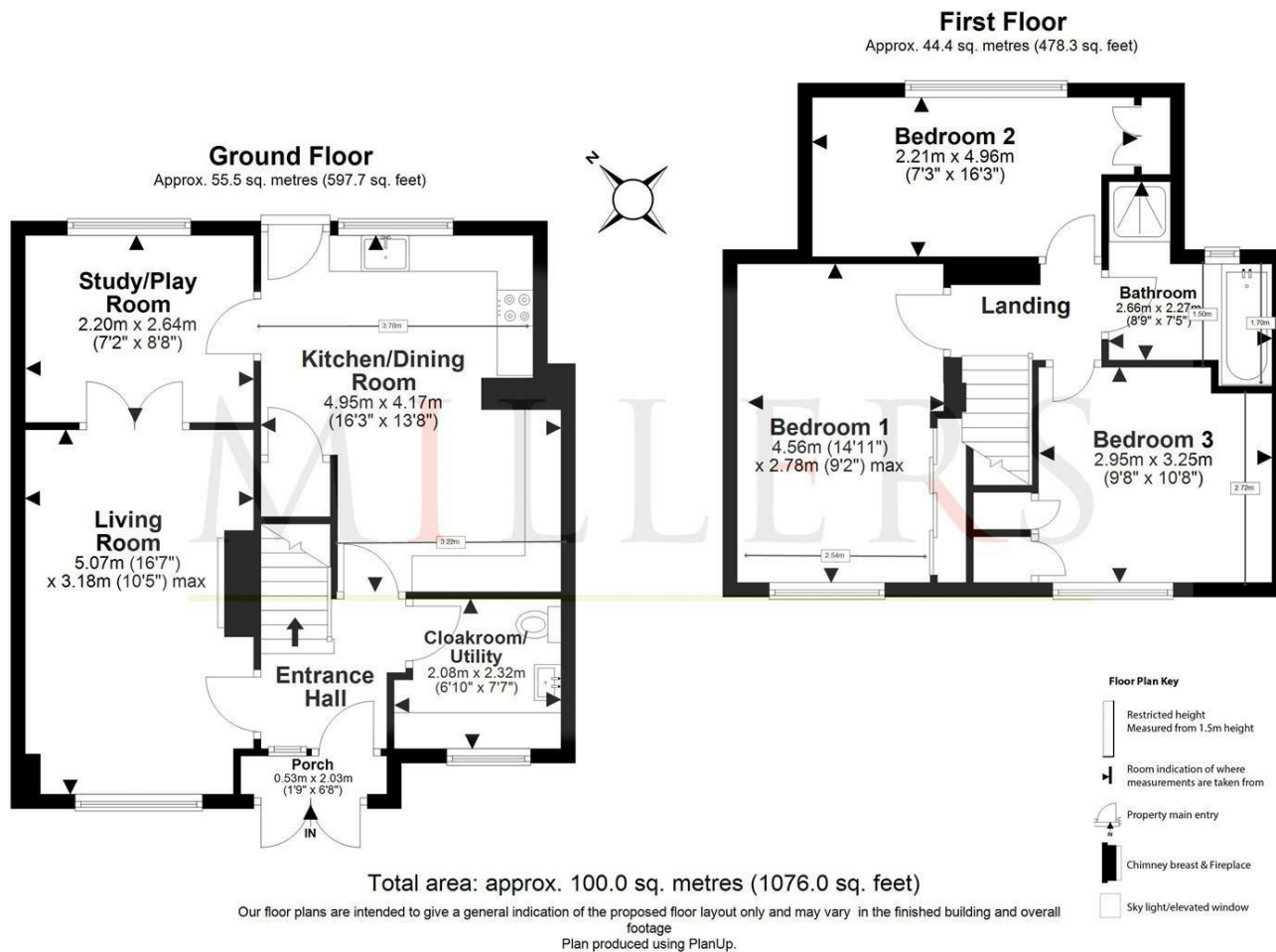
Front Garden

Block Paved Driveway

Rear Garden

47' x 25' (14.33m x 7.62m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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