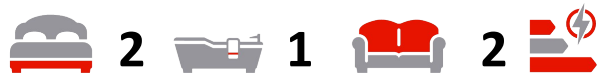




Beaconfield Road, Epping

Price Range £500,000



MILLERS
ESTATE AGENTS

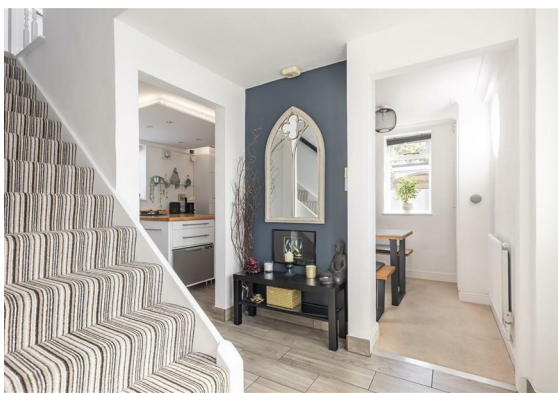
* PRICE RANGE: £500,000 - £525,000 * TWO BEDROOMS * WELL PRESENTED * LARGE GARDEN PLOT * WALK TO HIGH STREET * 600 METERS TO PRIMARY SCHOOL * SEMI DETACHED HOUSE *

Welcome to Beaconfield Road in Epping, a charming property that beautifully combines modern comfort with convenience and offers plenty of outdoor space. This semi-detached house features a practical layout on the ground floor and accommodates two to three bedrooms, making it an ideal home for a small family or anyone seeking a cozy living space.

The modern and well-presented interior includes an entrance hall that leads to a cozy dining area. The fully fitted kitchen comes with built-in appliances, and there is a handy utility room that can also serve as an office or homework space. The living room boasts dual-aspect windows that allow an abundance of natural light and has doors that open to the rear garden.

Originally a spacious two-bedroom property, it has been thoughtfully adapted to include a third bedroom off the second bedroom, as well as a shower room fitted with a three-piece suite and white sanitary ware. Conveniently located near local schools and the high street, as well as the open countryside at Swaines Green, this is a fabulous opportunity to make this lovely house your new home. With its two or three bedrooms, modern updates, and fantastic location, this property is sure to capture your heart.

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

Entrance Hall

Dining Area

6'8" x 6'9" (2.03m x 2.06m)

Living Room

16'9" x 10'6" (5.11m x 3.20m)

Kitchen Breakfast Room

7'10" x 11'2" (2.39m x 3.40m)

Study Utility Room

8'2" x 9'0" (2.48m x 2.74m)

FIRST FLOOR

Bedroom One

9'10" x 12'1" (2.99m x 3.68m)

Bedroom Two

7'7" x 10'6" (2.31m x 3.20m)

Shower Room

7'7" x 4'11" (2.31m x 1.50m)

Bedroom Three

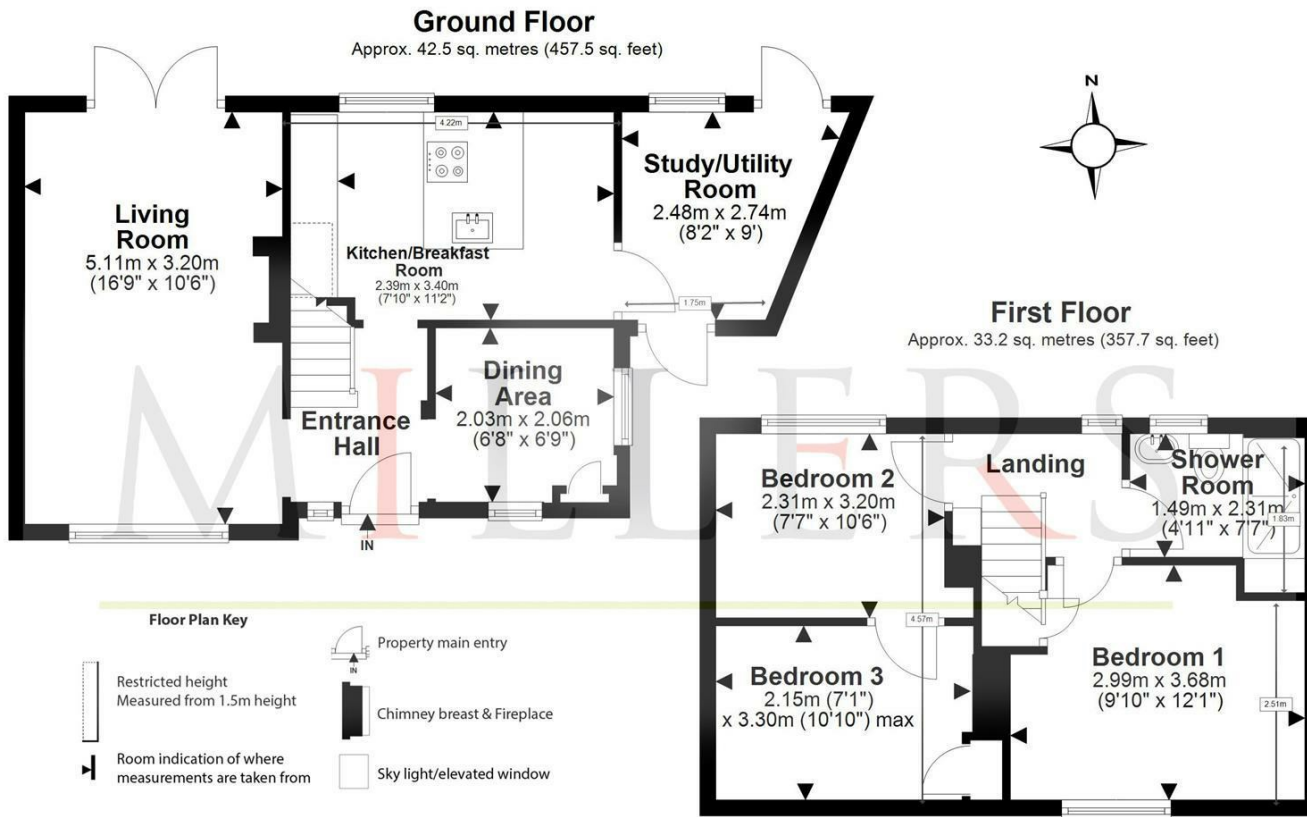
7'1" x 10'10" (2.15m x 3.30m)

EXTERNAL AREA

Rear Garden

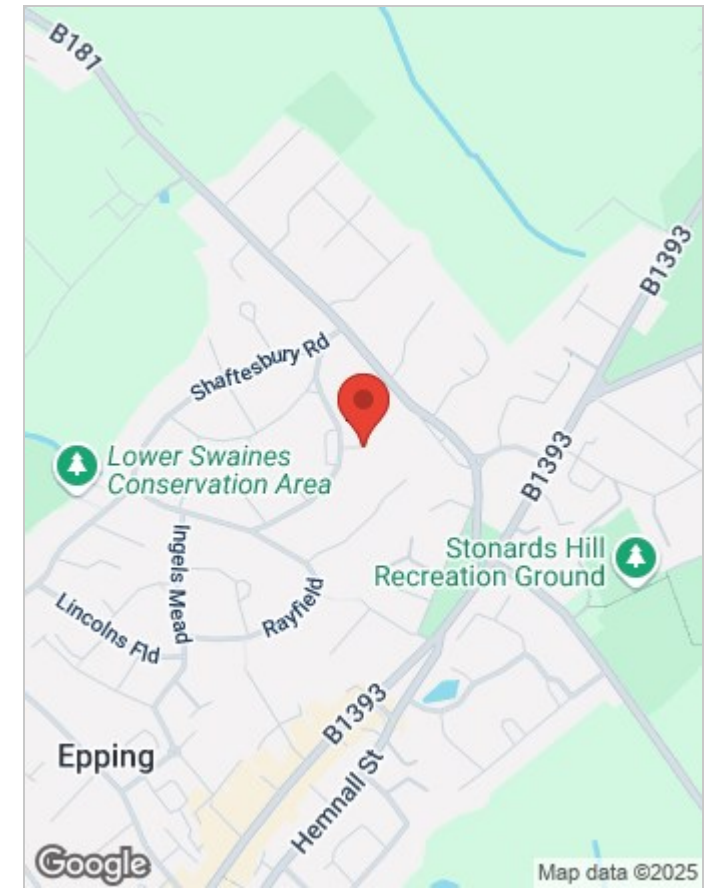
84' x 76' (25.60m x 23.16m)





Total area: approx. 75.7 sq. metres (815.2 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



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.