



Buckingham Road, Epping, CM16 5AF

Nestled on Buckingham Road in the charming town of Epping, this modern first-floor flat offers a delightful living experience. Spanning an impressive 600 square feet, the property features two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a comfortable space to call home.

As you enter, you are greeted by a spacious open-plan kitchen and lounge area, perfect for both relaxation and entertaining. The contemporary design of the kitchen is complemented by ample natural light that floods the living space, creating a warm and inviting atmosphere.

The flat boasts one well-appointed bathroom, ensuring convenience for residents and guests alike. Additionally, the property benefits from an allocated parking space.

Situated within walking distance of Epping's vibrant High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Furthermore, Epping station is conveniently nearby, providing excellent transport links to London and beyond, making this flat an ideal choice for commuters.

In summary, this two-bedroom flat on Buckingham Road combines modern living with a prime location, offering both comfort and convenience. Whether you are looking to buy to live in or for investment, this property is certainly worth considering.



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Asking Price £400,000

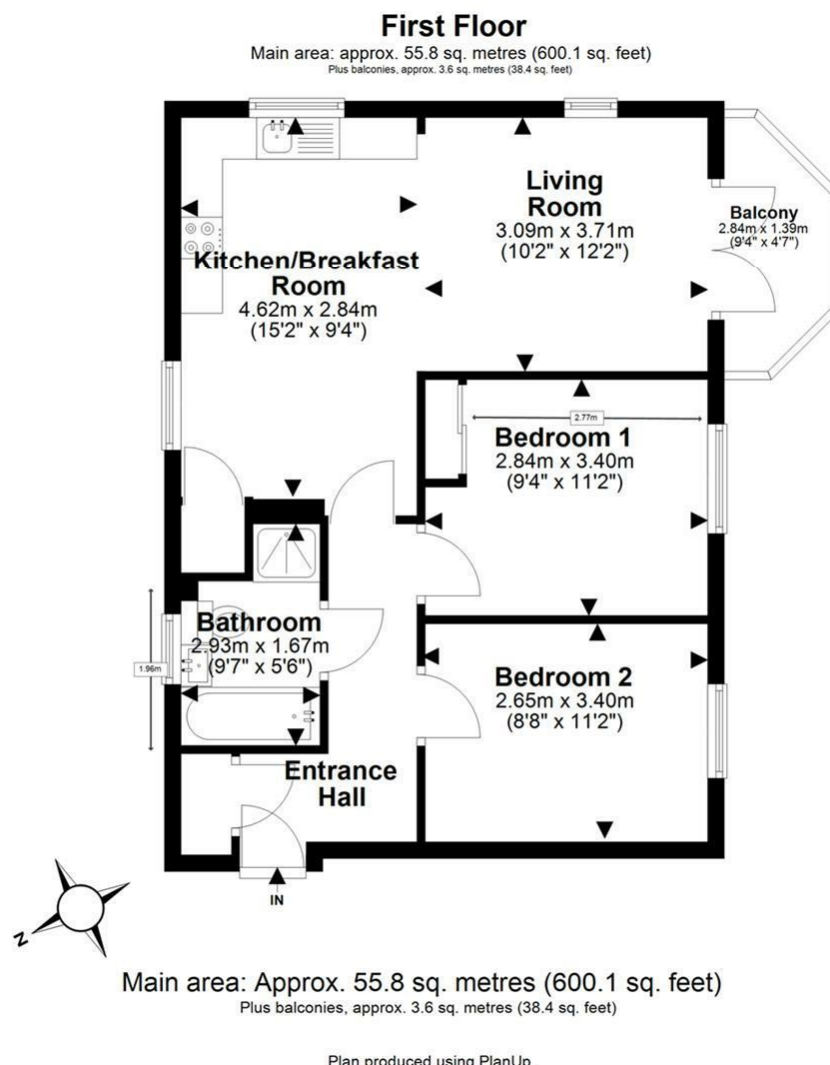
- TWO DOUBLE BEDROOMS
- ACCESSIBLE TO EPPING STATION
- DOUBLE GLAZED
- WALKING DISTANCE OF HIGH STREET

- MODERN BATHROOM
- GAS CENTRAL HEATING
- FIRST FLOOR

- ALLOCATED PARKING
- INTERGRATED KITCHEN
- STORAGE CUPBOARD



MILLERS
ESTATE AGENTS



Property Dimensions

Communal Entrance

Stairs To First Floor

Entrance Hall

Kitchen/Breakfast Room 15'2 x 9'4 (4.62m x 2.84m)

Living Room Area 10'2 x 12'2 (3.10m x 3.71m)

Balcony 9'4 x 4'7 (2.84m x 1.40m)

Bedroom 1 9'4 x 11'2 (2.84m x 3.40m)

Bedroom 2 8'8 x 11'2 (2.64m x 3.40m)

Bathroom 9'7 max x 5'6 max (2.92m max x 1.68m max)

EXTERIOR

Communal Gardens

Bin Sheds

Bike Shed

Allocated Parking



Directions

From Millers office turn right along the High Street and take the first right into Tower Road. As you travel down Tower Road turn left into Buckingham Road and immediate right and the flat can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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		

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