



**Albany Court, Epping**  
**Guide Price £550,000**

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**MILLERS**  
ESTATE AGENTS

Nestled in the desirable Albany Court, Epping, this charming Georgian-style townhouse offers a delightful blend of character and modern living. Spanning an impressive 1,358 square feet, the property boasts three reception rooms and three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by an entrance porch that leads into a spacious hallway. The ground floor features a convenient cloakroom and a versatile third bedroom, perfect for guests or as a home office. The dining room, complete with built-in storage, provides an excellent space for entertaining, while the extended lounge, enhanced by an attractive roof lantern, invites natural light and creates a warm atmosphere for relaxation.

The first floor is home to a fitted kitchen, alongside a generous lounge that benefits from built-in cupboards, offering ample storage solutions. Ascending to the top floor, you will find two double bedrooms, each providing a peaceful retreat, as well as a modern shower room. The hallway on this level also features built-in cupboards, ensuring that storage is never an issue.

Externally, the property boasts a block-paved front garden that allows for off-street parking for two vehicles, a valuable asset in this sought-after area. The rear garden is designed for easy maintenance, featuring a paved area, a timber garden shed, and convenient rear access. Close to High Street.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\*\***





## GROUND FLOOR

### Entrance Porch

6' x 3'1" (1.83m x 0.94m)

### Bedroom Three

14'1" x 7'10" (4.29m x 2.38m)

### Cloakroom WC

5'5" x 2'6" (1.65m x 0.76m)

### Dining Room

11'11" x 7'0" (3.63m x 2.13m)

### Lounge

8'11" x 13' (2.72m x 3.96m)

## FIRST FLOOR

### Kitchen

11'11" x 8'7" (3.62m x 2.62m)

### Living Room

15'7" x 14'6" (4.75m x 4.42m)

## SECOND FLOOR

### Bedroom One

9'4" x 12'6" (2.85m x 3.82m)

### Bedroom Two

10'0" x 8'7" (3.06m x 2.62m)

### Shower Room

8'6" x 5'5" (2.59m x 1.65m)

## EXTERIOR

### Block Paved Driveway

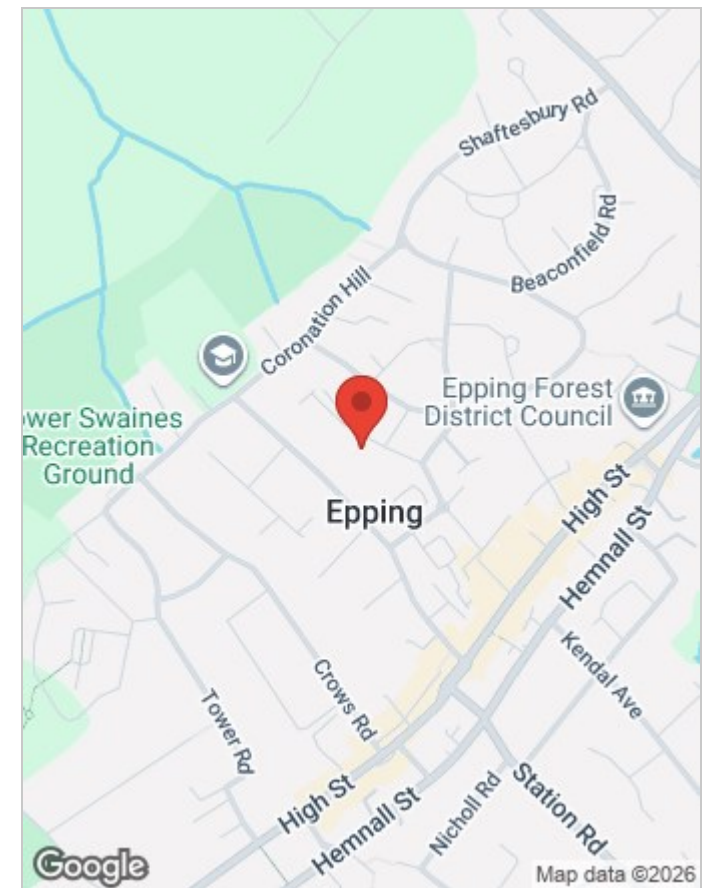
### Rear Garden

34' x 16' (10.36m x 4.88m)



Total area: approx. 126.2 sq. metres (1358.1 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



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         |  | (92 plus) A   |
| (81-91) B                                   |                         |  | (81-91) B   |
| (69-80) C                                   |                         |  | (69-80) C   |
| (55-68) D                                   |                         | 69   | (55-68) D   |
| (39-54) E                                   |                         | 76   | (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 <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |

## 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.