



**Albany Court, Epping**

**Price Range £550,000 - £575,000**

 3  1  1  D

**MILLERS**  
ESTATE AGENTS

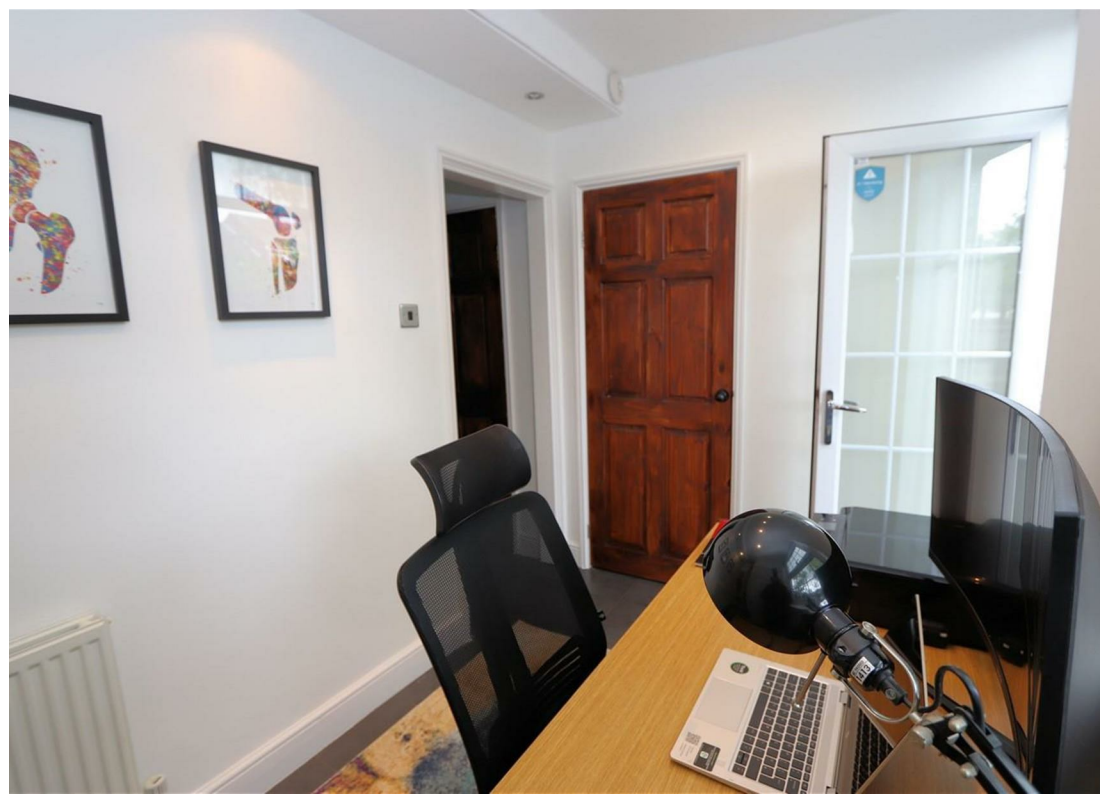
\* PRICE RANGE £550,000 - £575,000 \* THREE BEDROOMS \* TOWN HOUSE \* WELL PRESENTED THROUGHOUT \* OFF STREET PARKING FOR TWO CARS \* CUL-DE-SAC LOCATION \* INTEGRAL GARAGE \* NO ONWARD CHAIN \*

Millers are pleased to offer this staggered terraced, town house providing great accommodation arranged over three floors. On approach to the property, there is off road parking for two cars on the driveway along with an integral garage which can provide some additional storage space. Entering the property, you're greeted by an impressive hallway with access to the cloakroom WC, storage cupboard and dining area. The dining area is situated at the rear of the ground floor and offers access to the rear garden and a very useful utility room.

Upstairs on the first floor you will find a spacious & light lounge area as well as the kitchen with built in appliances. The kitchen has ample countertop space and plenty of wall and base units. Going up to the second floor, you will find the three bedrooms which offer some great views of the surrounding area, the family bathroom suite is also located on this floor. Externally there is a low maintenance rear garden which has the added benefit of a rear gate to save bringing any garden waste through your home.

Albany Court is a popular residential Cul-De-Sac located within a short walk of Epping Primary School, the High Street with its shops, bars, restaurants and cafes. The open fields of Swaines Green and arable farmland. Epping Town offers a Tube Station, situated at the end of the Central Line serving London and has good transport links to the M25 at Waltham Abbey and the M11 at Hastingwood or the A414 to Chelmsford. Epping also enjoys access to arable farmland, open countryside and parts of Epping Forest.





## GROUND FLOOR

Entrance Hall

Cloakroom

Dining Area

9'09 x 6'02 (2.97m x 1.88m)

Utility Room

## FIRST FLOOR

Landing

Lounge Area

15'06 x 14'10 (4.72m x 4.52m)

Kitchen Area

14'10 x 6'01 (4.52m x 1.85m)

## SECOND FLOOR

Landing

Bedroom One

13'07 x 8'06 (4.14m x 2.59m)

Bedroom Two

15'00 x 6'00 (4.57m x 1.83m)

Bedroom Three

8'06 x 6'01 (2.59m x 1.85m)

Family Bathroom

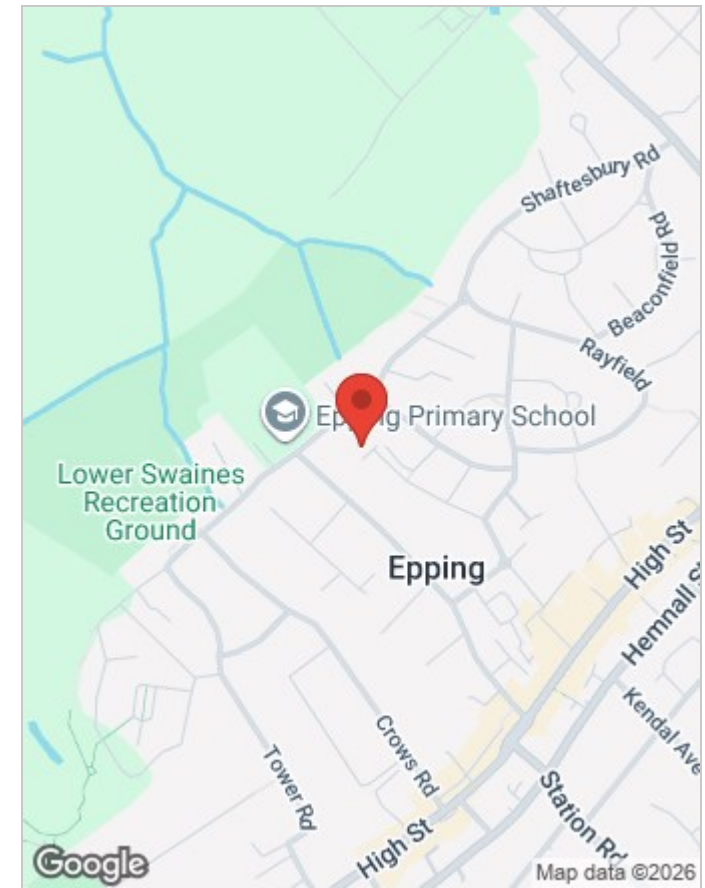
9'02 x 6'00 (2.79m x 1.83m)

## EXTERNAL AREA

Rear Garden

Garage

Driveway



## 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.

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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

