



Beaconfield Avenue, Epping
Guide Price £550,000



MILLERS
ESTATE AGENTS

*** SEMI DETACHED HOUSE * THREE BEDROOM HOUSE * LARGE REAR GARDEN * 700 METERS WALK TO HIGH STREET * APPROX. 853.2 SQ FT VOLUME * POTENTIAL TO REMODEL OR EXTEND (STPP) ***

This spacious three-bedroom semi-detached family home is situated in the heart of Epping, conveniently located near local schools, high street shops, and the town station. Although the accommodation is a little dated, it offers an excellent base for remodelling or adding a fourth bedroom in a loft conversion, which would add space and value. There is off-street parking in the front driveway, and the property is within a short walk of Epping Primary School and the High Street.

The accommodation includes an entrance hallway leading to a kitchen which overlooks the rear garden. Similar houses have been extended to the rear, and clever folding doors would open the accommodation onto the sizeable south-facing rear garden. The large lounge dining room was originally two separate receptions that have been combined into one amazing reception room. There is a ground-floor cloakroom, WC, and stairs that ascend to the first floor from the side entrance door.

Upstairs, you will find three generous bedrooms: two doubles and a good-sized single, plus a bathroom fitted with white sanitary ware. The expansive rear garden measures 80' x 40' and features a patio sitting area and an expansive lawn area.

Beaconfield Avenue 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

Kitchen

11'3" x 6'9" (3.43m x 2.07m)

Living Dining Room

25'0" x 10'7" (7.63m x 3.23m)

Cloakroom WC

5' x 2'6" (1.52m x 0.76m)

FIRST FLOOR

Bedroom One

13'0" x 10'6" (3.97m x 3.20m)

Bedroom Two

11'5" x 10'6" (3.48m x 3.20m)

Bedroom Three

10'0" x 6'10" (3.05m x 2.09m)

Bathroom

6'9" x 5'4" (2.06m x 1.63m)

EXTERNAL AREA

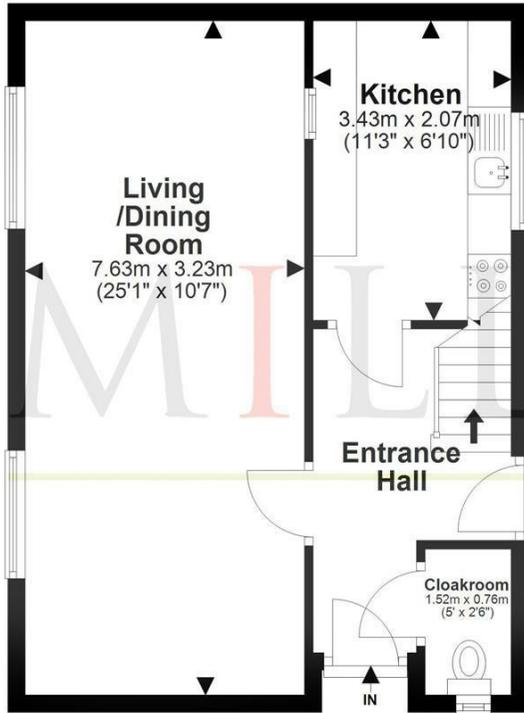
Rear Garden

84' x 40' (25.60m x 12.19m)



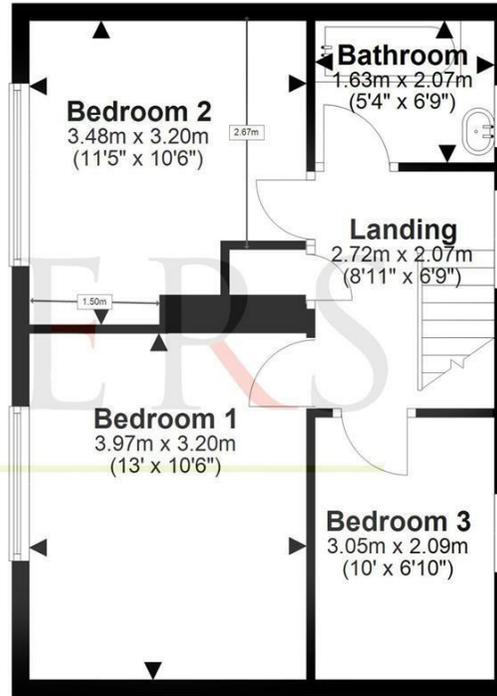
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



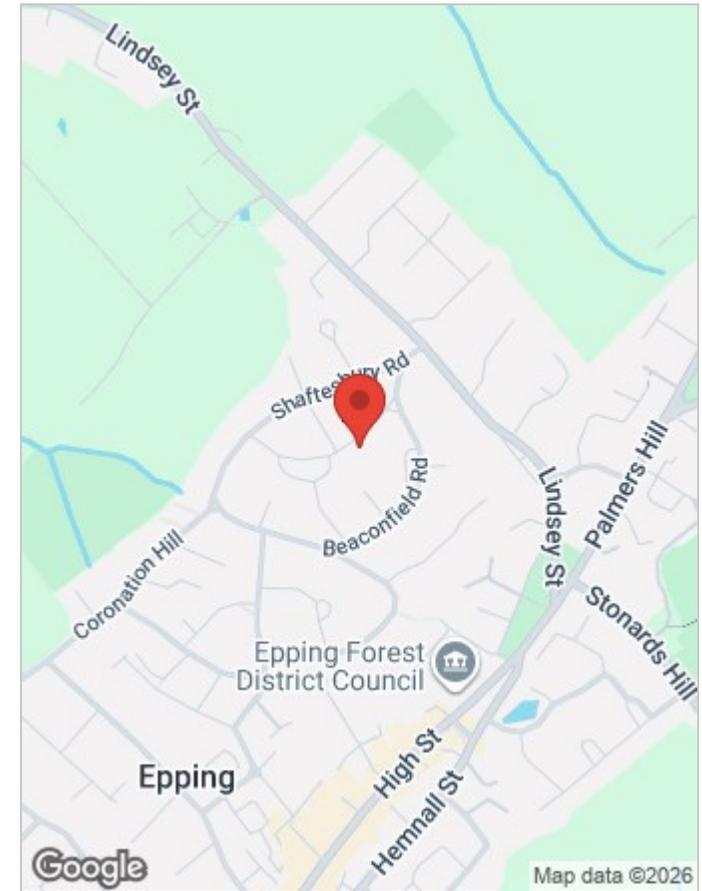
First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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