



**FORTUNE & COATES**

The People's Estate Agent

<https://www.fortuneandcoates.co.uk>



**5 Beaconfield Way, Epping, CM16 5BA**

**£525,000**

Fortune & Coates are delighted to welcome to the market this beautifully presented two-bedroom semi-detached family home situated in the highly sought-after location of Beaconfield Way, Epping.

Upon entering, you are welcomed into a bright entrance hallway with stairs rising to the first floor and access to the spacious living room. This room benefits from dual aspects flooding the space with natural light, the generous living room provides an inviting space for both relaxing and entertaining and features a cosy fireplace, creating a warm focal point.

The modern contemporary kitchen forms the heart of the home and is fitted with a range of sleek white wall and base units, complemented by black granite worktops

Living room 10'5" x 16'9" (3.18 x 5.12)

Kitchen 13'5" x 8'0" (4.11 x 2.44)

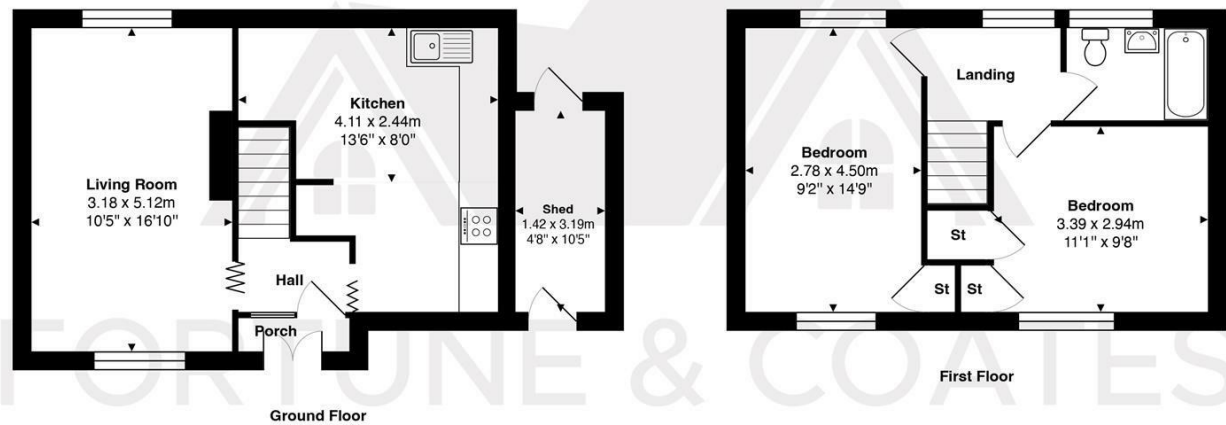
Shed 4'7" x 10'5" (1.42 x 3.19)

Bedroom 9'1" x 14'9" (2.78 x 4.50)

Bedroom 11'1" x 9'7" (3.39 x 2.94)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan



Total Area: approx. 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>

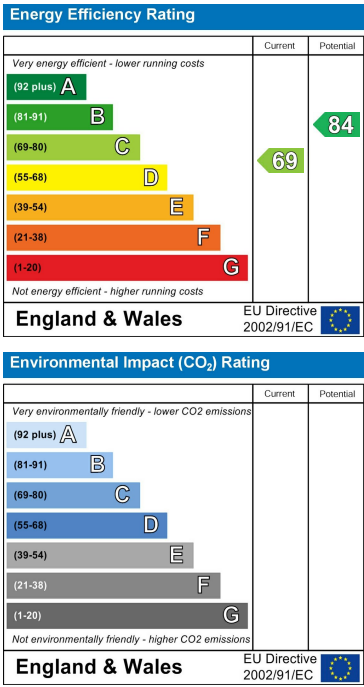
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Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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