



**Albany Court, Epping**  
**Guide Price £575,000**

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**MILLERS**  
ESTATE AGENTS

Tucked away in the peaceful cul-de-sac of Albany Court, Epping, this end-of-terrace Regency-style townhouse offers a harmonious balance of comfort and practicality. Arranged over three floors and offering around 1,308 square feet of thoughtfully designed living space, the home features a garage and off-street parking, making daily life that little bit easier.

Step through the porch, where handy storage welcomes you, and into the entrance hall that leads to a dedicated study—an ideal spot for working from home or enjoying a quiet moment with a book. A convenient downstairs cloakroom adds practicality. Upstairs, the first floor reveals a well-equipped kitchen with integrated oven and hob, while the living room offers a bright, airy setting for both relaxing and dining.

On the second floor, three comfortable bedrooms await, all served by a centrally located family bathroom. The home is warmed by efficient gas heating, ensuring comfort throughout the seasons. Stepping outside, a mainly paved garden provides a low-maintenance space to enjoy the fresh air. The integral garage and private parking space are valuable additions, especially in such a desirable neighbourhood.

The location places you within easy reach of Epping's lively town centre, where a variety of shops, the bustling Monday Market, restaurants, coffee shops, and welcoming public houses await. The recently opened sports centre and swimming pool add to the local amenities. Commuters will appreciate the nearby Central Line station, while families benefit from excellent local schools just a short distance away.

Offered with no onward chain, this townhouse is ready for you to move in and make your own. It presents an excellent opportunity for anyone seeking a comfortable family home in a sought-after location.





## GROUND FLOOR

### Entrance Hall

### Study Room

11'10" x 14'1" (3.61m x 4.29m)

### Cloakroom WC

### Integral Garage

15'9" x 8'2" (4.80m x 2.49m)



## FIRST FLOOR

### Living Room

15'5" x 14'9" (4.70m x 4.50m)

### Kitchen

15'1" x 7'10" (4.60m x 2.39m)

## SECOND FLOOR

### Bedroom One

15'9" x 8'6" (4.80m x 2.59m)

### Bedroom Two

15'1" x 6'3" (4.60m x 1.91m)

### Bedroom Three

10'2" x 6'3" (3.10m x 1.91m)

## EXTERNAL AREA

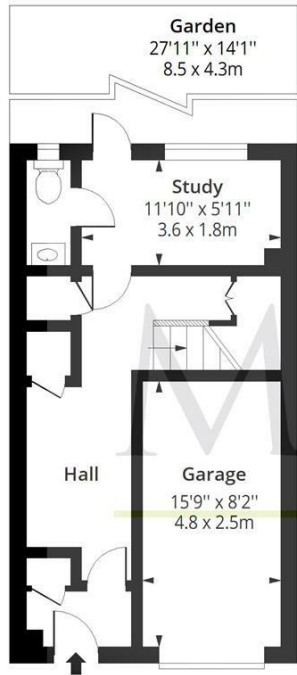
### Rear Garden

27'11" x 14'1" (8.51m x 4.29m)



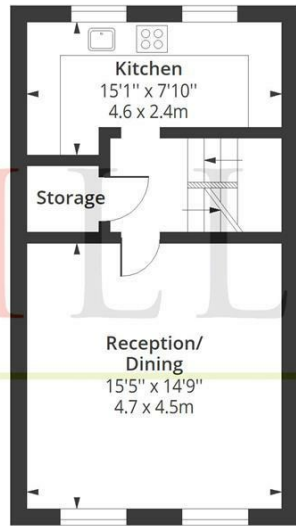
# Albany Court CM16

Approx. Gross Internal Area 1308 Sq Ft - 121.51 Sq M (Including Garage)



## Ground Floor

Floor Area 436 Sq Ft - 40.50 Sq M



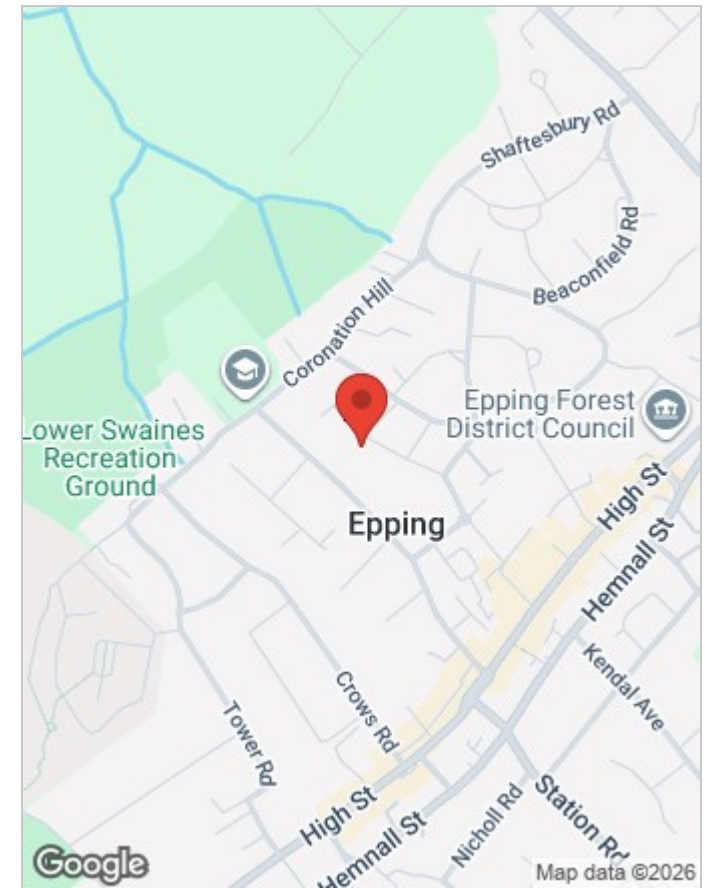
## First Floor

Floor Area 436 Sq Ft - 40.50 Sq M



## Second Floor

Floor Area 436 Sq Ft - 40.50 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/6/2026

## 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) 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		66	