



Beaconfield Way, Epping, CM16

BUTLER & STAG



**Guide Price £425.000 -  
£450.000**  
**Beautifully presented two  
bedroom terraced house  
offering spacious and  
modern living throughout.  
Closely located to Epping  
Town Central Line Station  
and Epping High Street.**



## Freehold

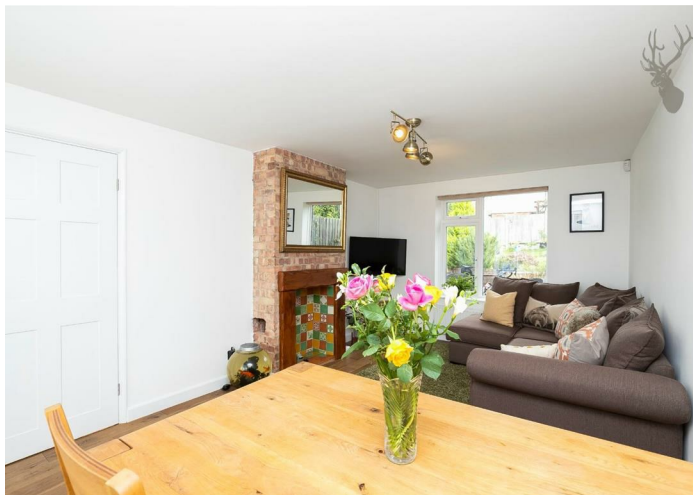
- Mid Terraced Family Home
- Large Reception
- Well Presented
- Two Bedrooms
- Modern Kitchen/Breakfast Room
- Utility Room

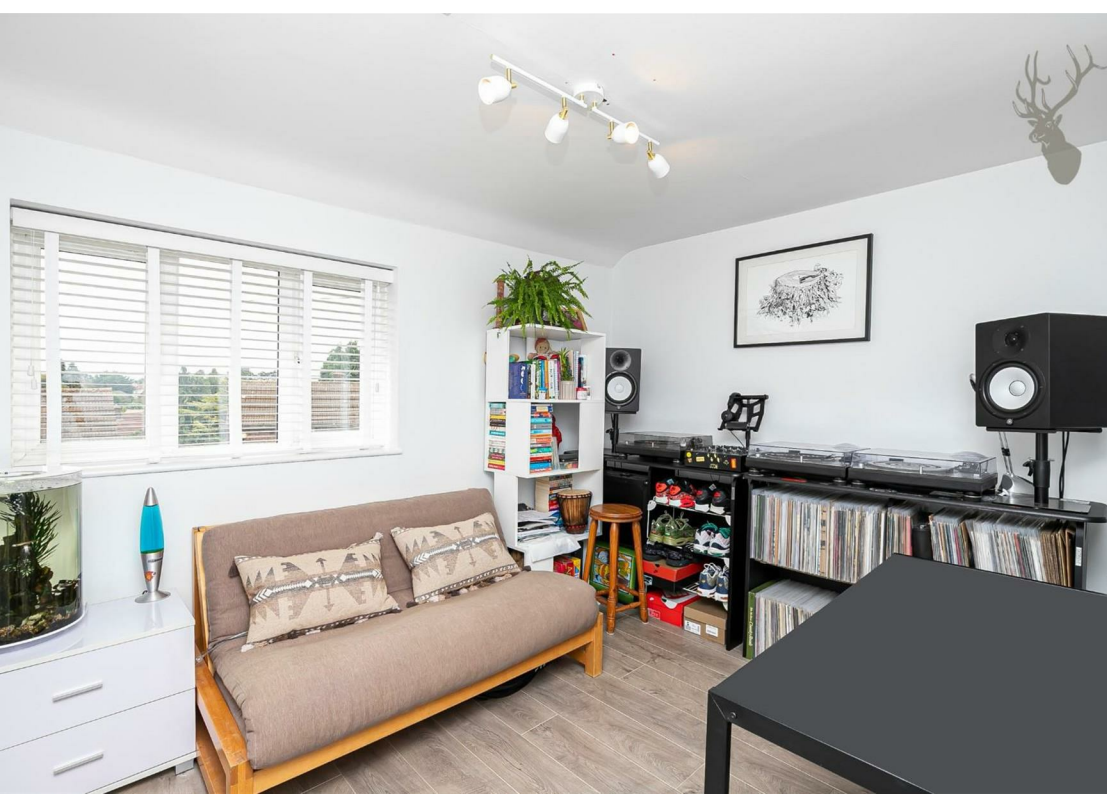
Accommodation is arranged over two floors, the ground floor comprising of a fantastically appointed living room with wooden flooring, a kitchen/breakfast room which has wonderful views over the rear garden.

The first floor has a landing leading to two good sized double bedrooms and a family bathroom.

The well-established and generous east facing garden is well maintained with a patio area, neat lawn, that's well stocked by flowers and fenced off providing a good degree of seclusion.

Beaconsfield Way is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.

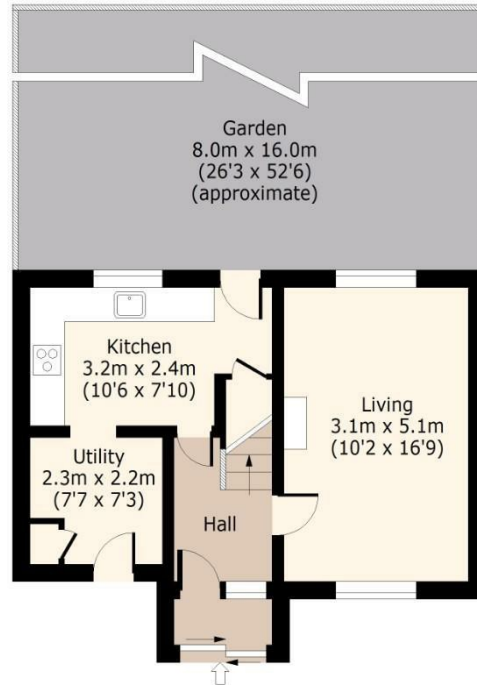




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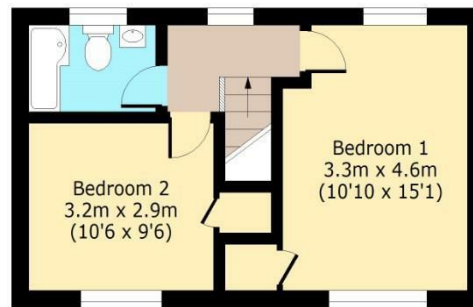
### Ground Floor

Approx. 40 Sq. meters (429 Sq. feet)



### First Floor

Approx. 35 Sq. meters (376 Sq. feet)



Total area: approx. 75 Sq. meters (805 Sq. feet)

For illustration purposes only - not to scale

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# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.