



Beaconfield Road, Epping, CM16

BUTLER & STAG



**Guide Price £500,000 - £525,000 - Open Day The 12th July - By Appointment Only**

**Situated on a popular residential road, this beautifully refurbished two-bedroom semi-detached home offers spacious, well-balanced accommodation and a generous garden all within easy reach of local amenities and excellent transport links.**



## Freehold

- Semi Detached Family Home
- Well Presented Throughout
- Off Street Parking
- Potential To Extend (stpp)
- Two Bedrooms
- Separate Lounge/Office Space
- Stunning 70' Rear Garden

The ground floor comprises a bright and welcoming living room, a separate modern fitted kitchen, and an additional study – perfect for those working from home. Upstairs, you'll find two well-sized double bedrooms, including a generous master, and a contemporary bathroom suite.

The property has been tastefully updated throughout to a very good standard and also offers excellent potential to extend, subject to the usual planning permissions, making it a great long-term investment.

Externally, the home benefits from off-street parking and a stunning 70-foot rear garden – ideal for entertaining, family life, or simply enjoying the outdoors.

Perfectly located for commuters, Epping Central Line Station is within walking distance, providing easy access to London. The M11 and M25 are also just a short drive away.

Families will appreciate the close proximity to both Epping Primary School and St John's Secondary School, as well as a range of picturesque countryside walks nearby.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.





## Beaconfield Road

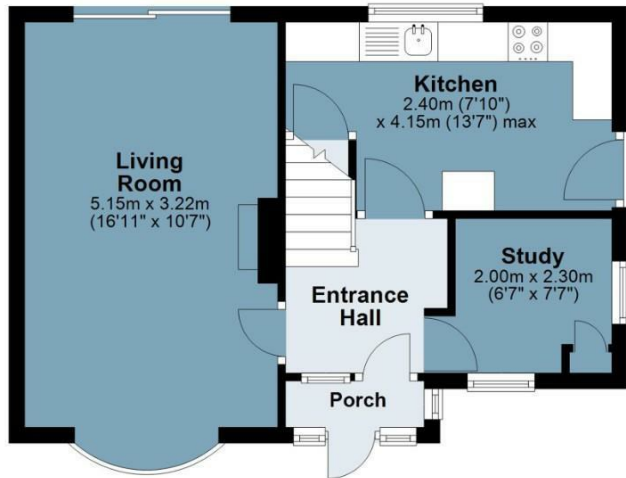
Approx. Gross Internal Area 71.4 Sq M ( 768.1 Sq Ft )

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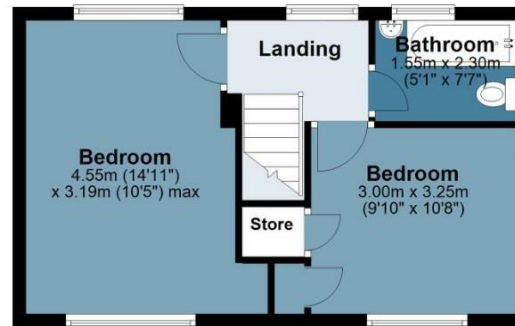
### Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



### First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

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