

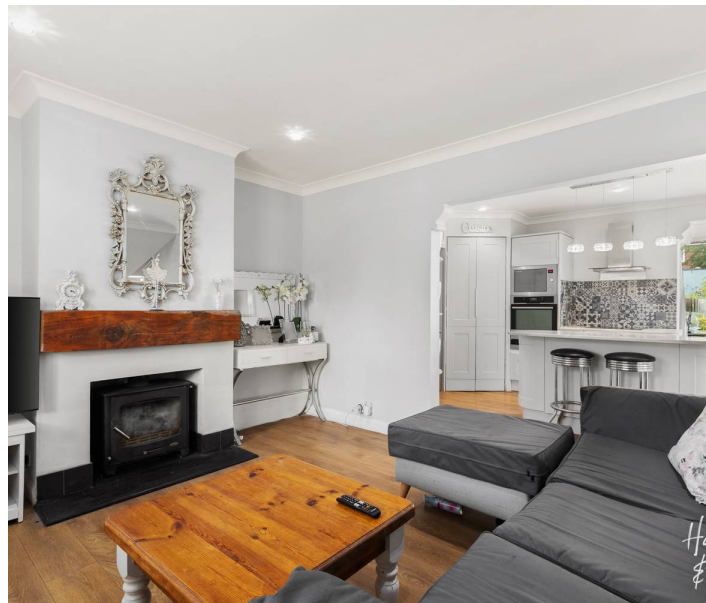
18 Frampton Road

Epping, Epping

Council Tax band: D

Tenure: Freehold

- WALKING DISTANCE TO HIGH STREET & STATION
- DRIVEWAY PARKING
- 2/3 BED
- 26ft REAR WORKSHOP
- OPEN PLAN KITCHEN WITH BREAKFAST BAR
- LOFT ROOM
- SEPERATE UTILITY SPACE
- DOWNSTAIRS WC



Living Room

11' 7" x 17' 4" (3.53m x 5.28m)

Kitchen

9' 11" x 15' 2" (3.02m x 4.62m)

Dining Area

11' 5" x 8' 11" (3.48m x 2.72m)

Office/Bedroom 3

5' 10" x 5' 3" (1.78m x 1.60m)

WC

Bedroom 1

11' 7" x 12' 2" (3.53m x 3.71m)

En-Suite WC

Bedroom 2

10' 6" x 8' 11" (3.20m x 2.72m)

Family bathroom

Loft Room

12' 4" x 15' 11" (3.76m x 4.85m)

Workshop

13' 2" x 26' 8" (4.01m x 8.13m)

Utility Cupboard

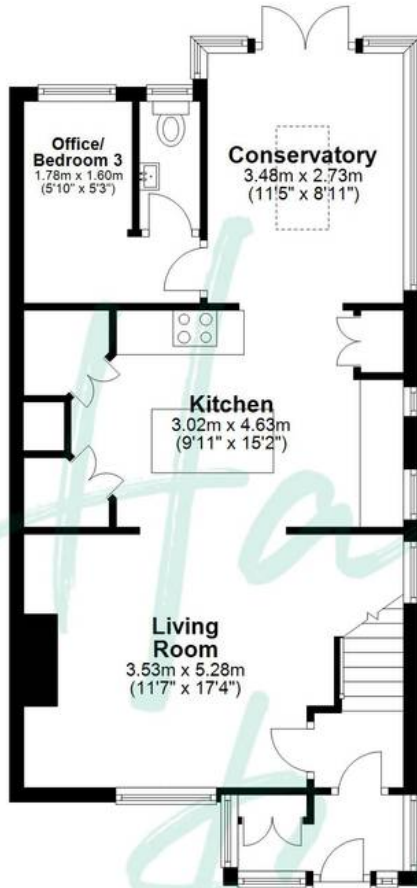
8' 10" x 5' 7" (2.69m x 1.70m)





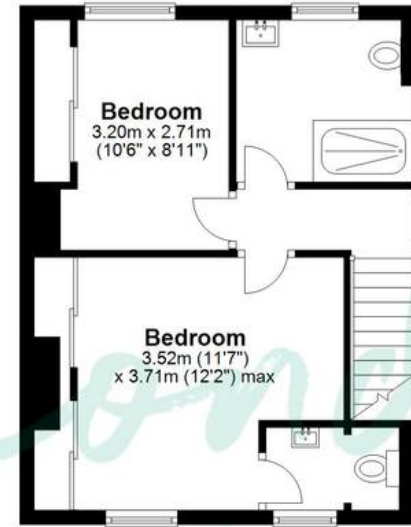
Ground Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



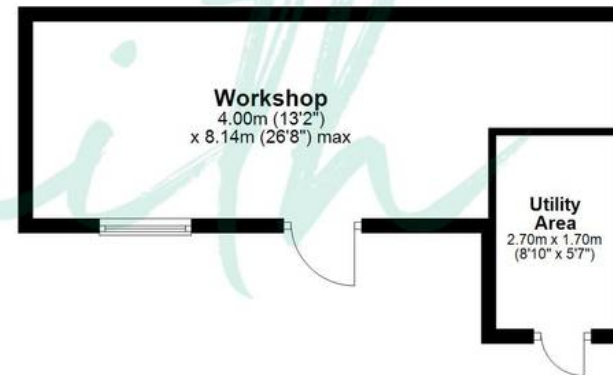
First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



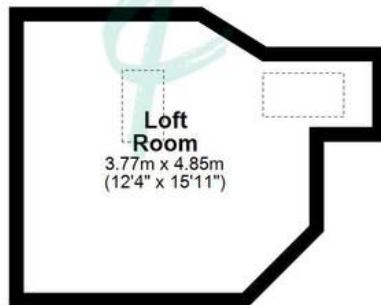
Outbuilding

Approx. 26.1 sq. metres (280.8 sq. feet)



Loft Room

Approx. 14.7 sq. metres (158.6 sq. feet)



Total area: approx. 132.5 sq. metres (1426.4 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.