

# 18 Frampton Road

Epping, Essex

Guide Price £525,000

Council Tax band: D

Tenure: Freehold

- WALKING DISTANCE TO HIGH STREET & STATION
- 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**

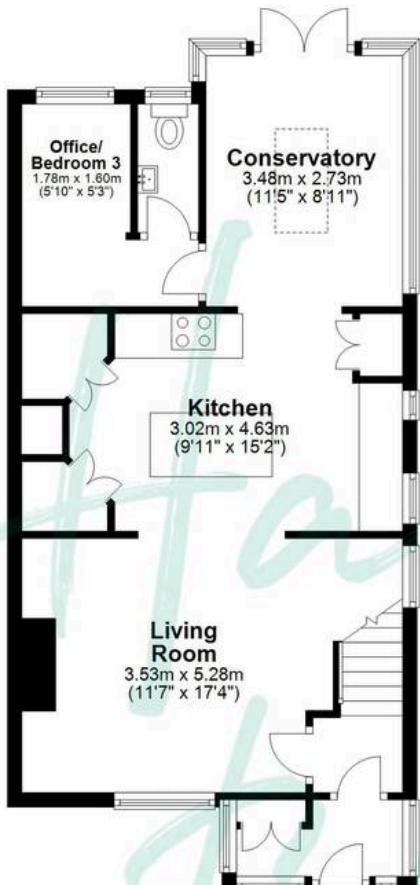
8' 10" x 5' 7" (2.69m x 1.70m)



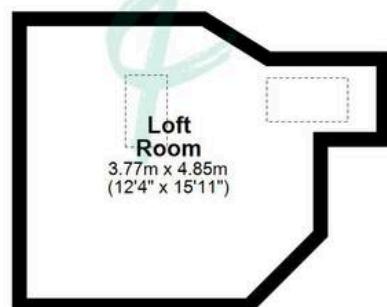


## Ground Floor

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



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



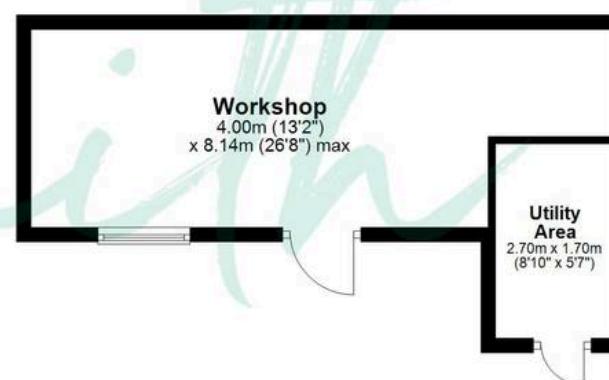
## First Floor

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



## Outbuilding

Approx. 26.1 sq. metres (280.8 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.