

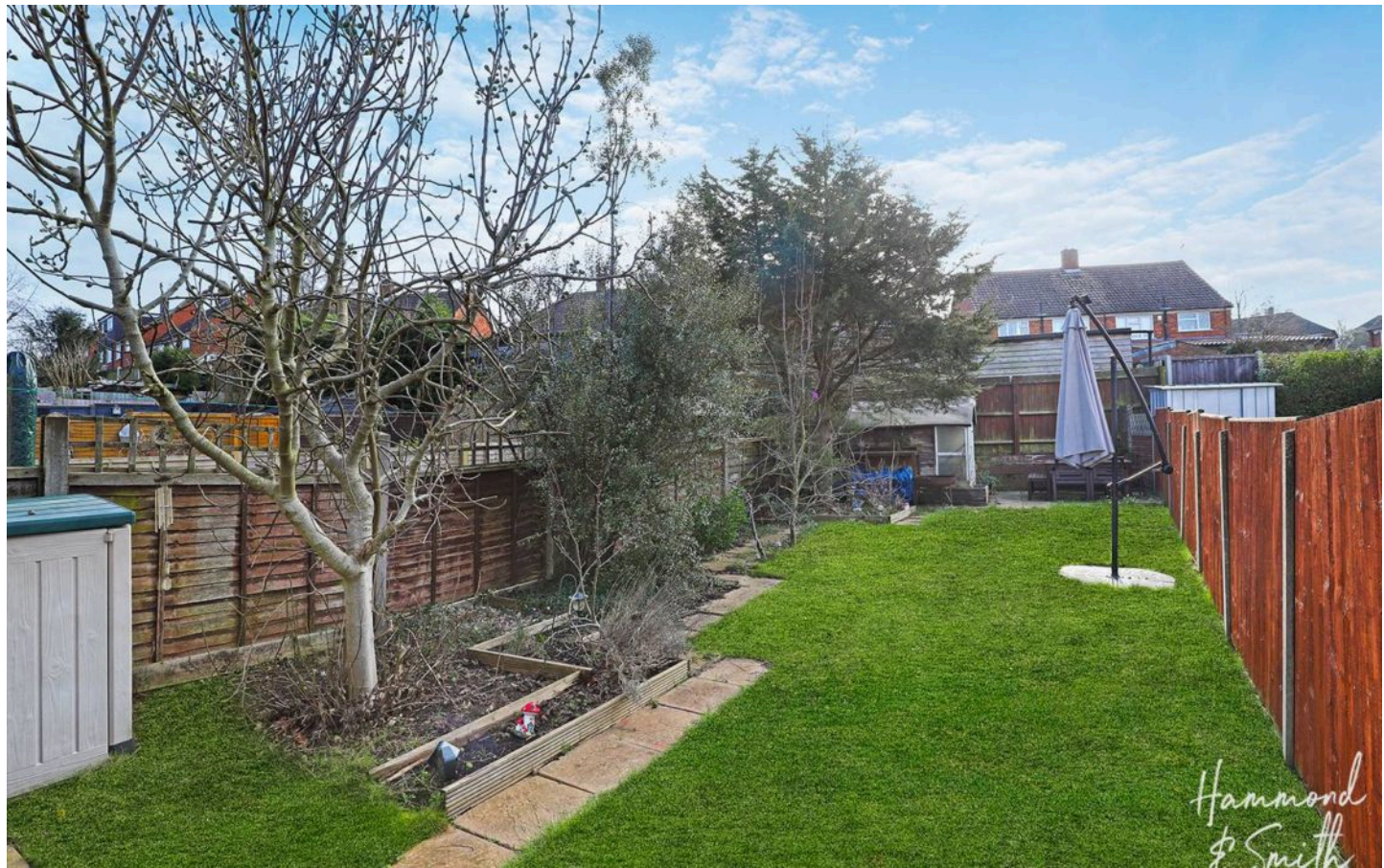
# 89a Beaconfield Road

Epping, Essex

Council Tax band: C

Tenure: Leasehold

- Two double bedroom first floor home
- Private rear garden with direct access
- Moments from Epping high street
- Short walk to Epping station
- Balcony
- Ideal first time buy
- Lounge/Diner
- Utility room





**Kitchen**

10' 8" x 9' 10" (3.24m x 3.00m)

**Lounge / Diner**

16' 4" x 10' 7" (4.97m x 3.22m)

**Bedroom 1**

14' 1" x 9' 7" (4.29m x 2.91m)

**Bedroom 2**

11' 0" x 9' 7" (3.35m x 2.91m)

**Bathroom**

7' 9" x 6' 3" (2.35m x 1.91m)

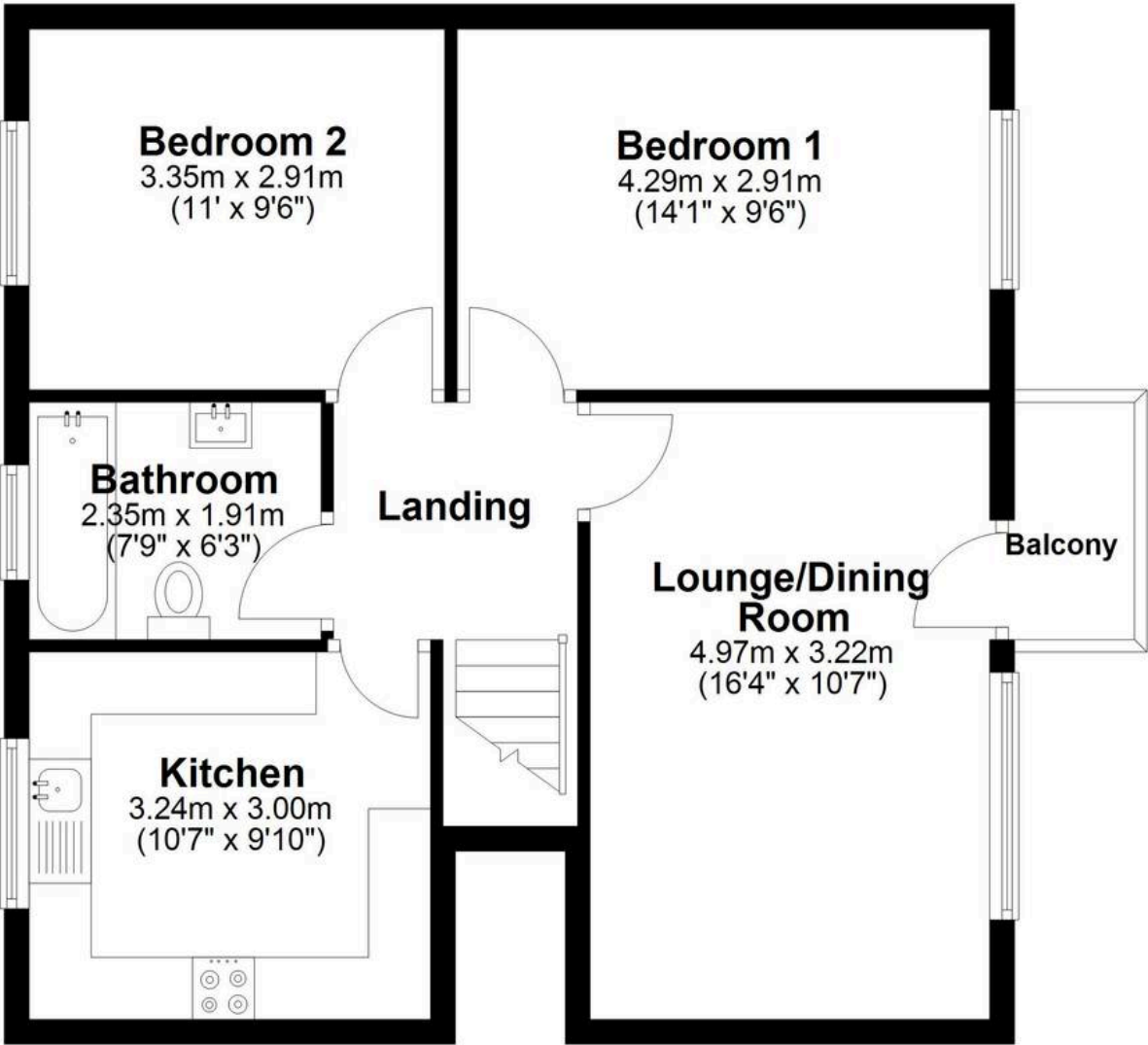






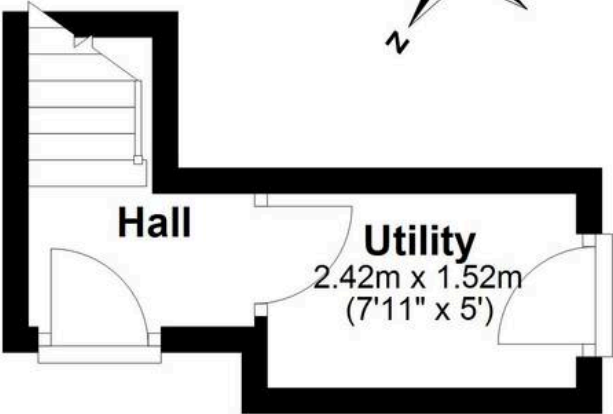
# First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



# Ground Floor

Approx. 6.8 sq. metres (73.5 sq. feet)



Total area: approx. 66.5 sq. metres (715.7 sq. feet)