



Fairfield Road, Epping

Guide Price £480,000

 2  1  2  D

MILLERS
ESTATE AGENTS

*** TWO BEDROOMS * SEMI DETACHED COTTAGE *
NEWLY REFURBISHED * WELL PRESENTED *
SPACIOUS REAR GARDEN * OFF STREET PARKING ***

Welcome to this charming semi-detached cottage located on Fairfield Road in the desirable town of Epping. This delightful property boasts two cosy reception rooms, perfect for relaxing with family or entertaining guests. With two inviting bedrooms, there is ample space for a small family or guests to stay comfortably. The property features a well-maintained bathroom, ensuring convenience and functionality.

Spanning approx. 732 square feet, this desirable cottage offers a warm and inviting atmosphere, ideal for those seeking a cosy home in a tranquil setting. The quaint character of this semi-detached home is sure to captivate those looking for a peaceful retreat.

Conveniently, the property provides parking on a pebbled driveway, a valuable asset in this sought-after location. Whether you're looking to enjoy the tranquillity of Epping Forest or explore the vibrant town centre, this cottage offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this charming cottage your own and experience the idyllic lifestyle it has to offer in the heart of Epping.

Fairfield Road is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to Stonards Hill recreation ground and parts of Epping Forest. Epping Town offers excellent local schooling via Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





GROUND FLOOR

Living Room

9'11" x 13'0" (3.02m x 3.96m)

Dining Room

10'2" x 13'0" (3.10m x 3.96m)

Kitchen

9'10" x 6'11" (3.00m x 2.11m)

Bathroom

8'3" x 5'5" (2.51m x 1.65m)

FIRST FLOOR

Landing

Bedroom Two

10'0" x 13'0" (3.06m x 3.96m)

Bedroom One

10'6" x 13'0" (3.19m x 3.96m)



EXTERNAL AREA

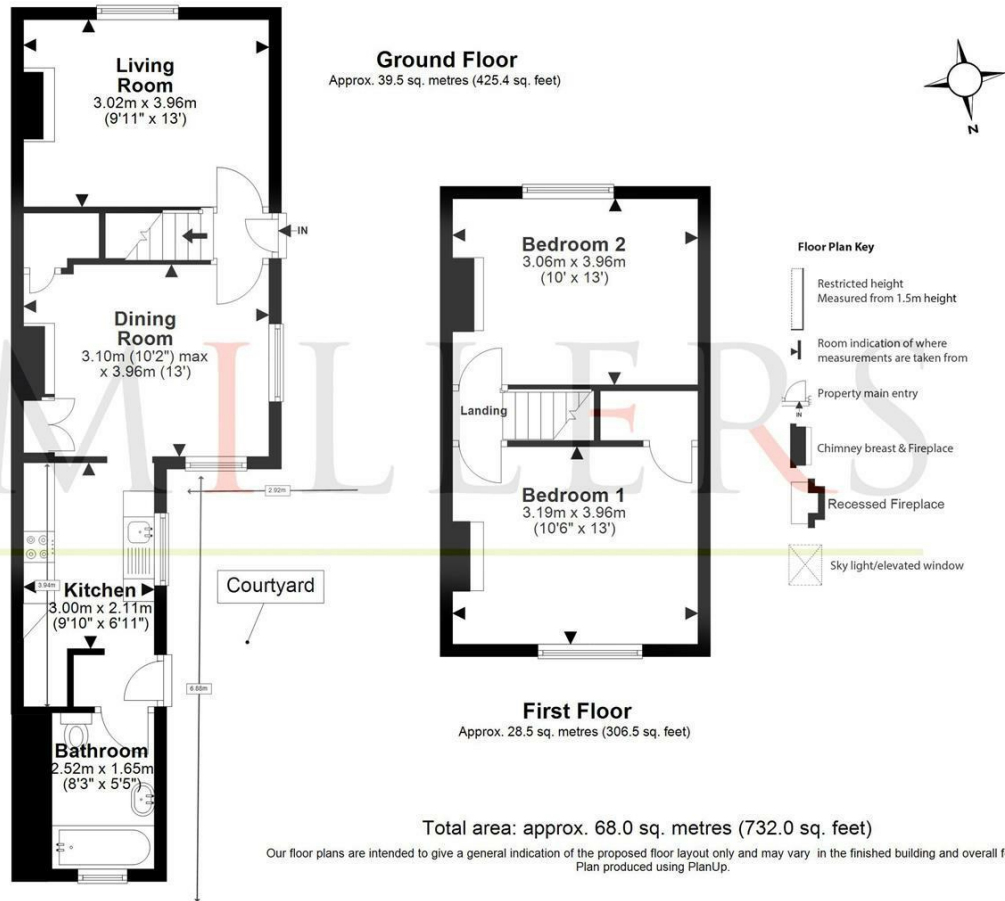
Rear Garden

55'5" x 16'8" (16.89m x 5.08m)

Courtyard

22'7" x 9'11" (6.88m x 3.02m)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B			86	(81-91) B		
(69-80) C				(69-80) C		
(55-68) D		63		(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.