



**Fairfield Road, Epping**

**Price Range £625,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE £625,000 TO £640,000 \*  
EXTENDED ACCOMMODATION \* MIDDLE TERRACED  
HOUSE \* SIDE ACCESS \* x2 PARKING SPACES \* OPEN  
PLAN KITCHEN DINER \* APPROX. 1324.1 SQ FT  
VOLUME \*

This beautifully presented middle terraced house has been extended on the ground floor, providing ample accommodation for a growing family. It features three bedrooms, off-street parking for two cars, convenient side access, and a large workshop in the garden—perfect for the modern family.

An inviting entrance porch leads into the living room, which includes a striking fireplace and a view of the front garden. The expansive kitchen-breakfast room is equipped with an "AGA" style cooker and French doors that open directly to the garden, creating an ideal space for entertaining. The ground floor also includes a practical guest cloakroom, while the first floor offers three generously sized bedrooms and a family bathroom fitted with a luxurious four-piece suite.

The front garden is carefully block-paved, offering two designated parking spaces. The rear garden, accessible from the side of the house, is primarily laid to lawn and features a patio area along with some wooden decking. Additionally, there is a large wooden workshop measuring 19' x 11', which is perfect for hobbies or could serve as a home office. The garden offers privacy, as it is not overlooked from behind. Don't miss out on this opportunity — an internal viewing of this property is highly recommended!

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

10'10" x 15'6" (3.30m x 4.73m)

### Kitchen Breakfast Room

11'0" x 18'3" (3.36m x 5.56m)

### Family Room

9'7" x 12'7" (2.93m x 3.83m)

### Cloakroom WC

5'5" x 2'10" (1.65m x 0.86m)

## FIRST FLOOR

### Bedroom One

10'9" x 11'10" (3.28m x 3.60m)

### Bedroom Two

8'2" x 12'6" (2.50m x 3.81m)

### Bedroom Three

10'9" x 6'11" (3.28m x 2.12m)

### Bathroom

11'2" x 8'10" (3.40m x 2.69m)

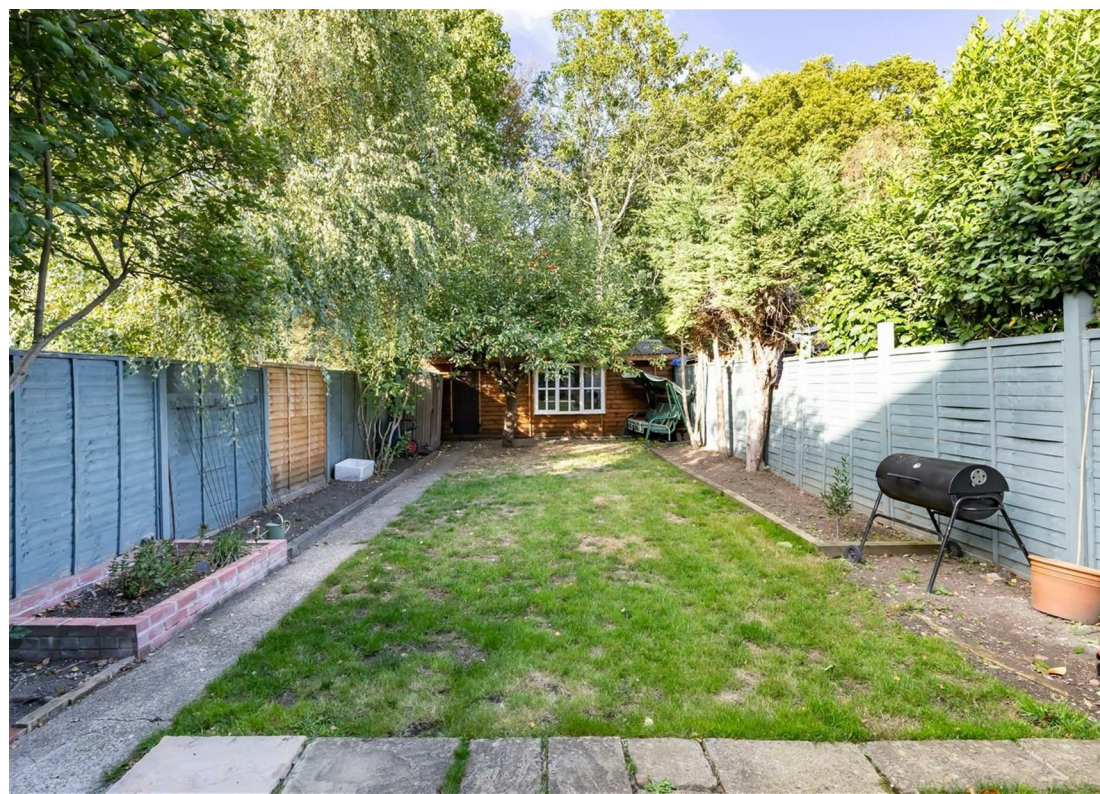
## EXTERNAL AREA

### Rear Garden

63' x 22'6" (19.20m x 6.86m )

### Driveway

22'6" x 15'0" (6.86m x 4.58m)

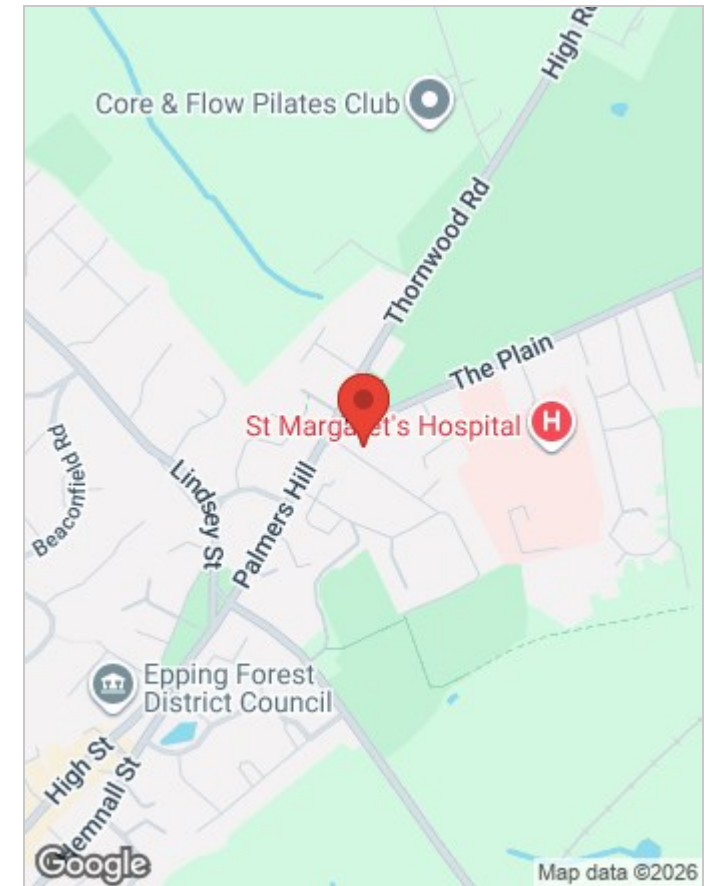






Total area including outbuildings: approx. 1123 sq metres (1324.1 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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 <sub>2</sub> 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.

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