



Fairfield Road, Epping
Price Range £625,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £625,000 TO £640,000 *

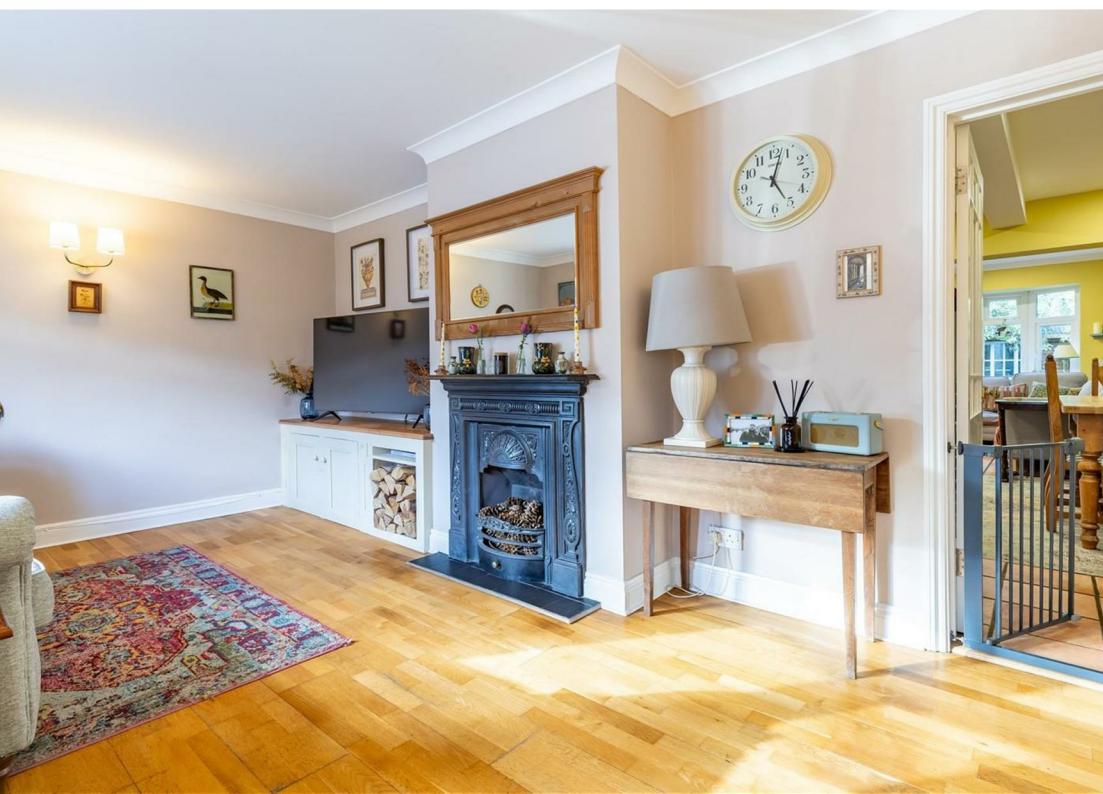
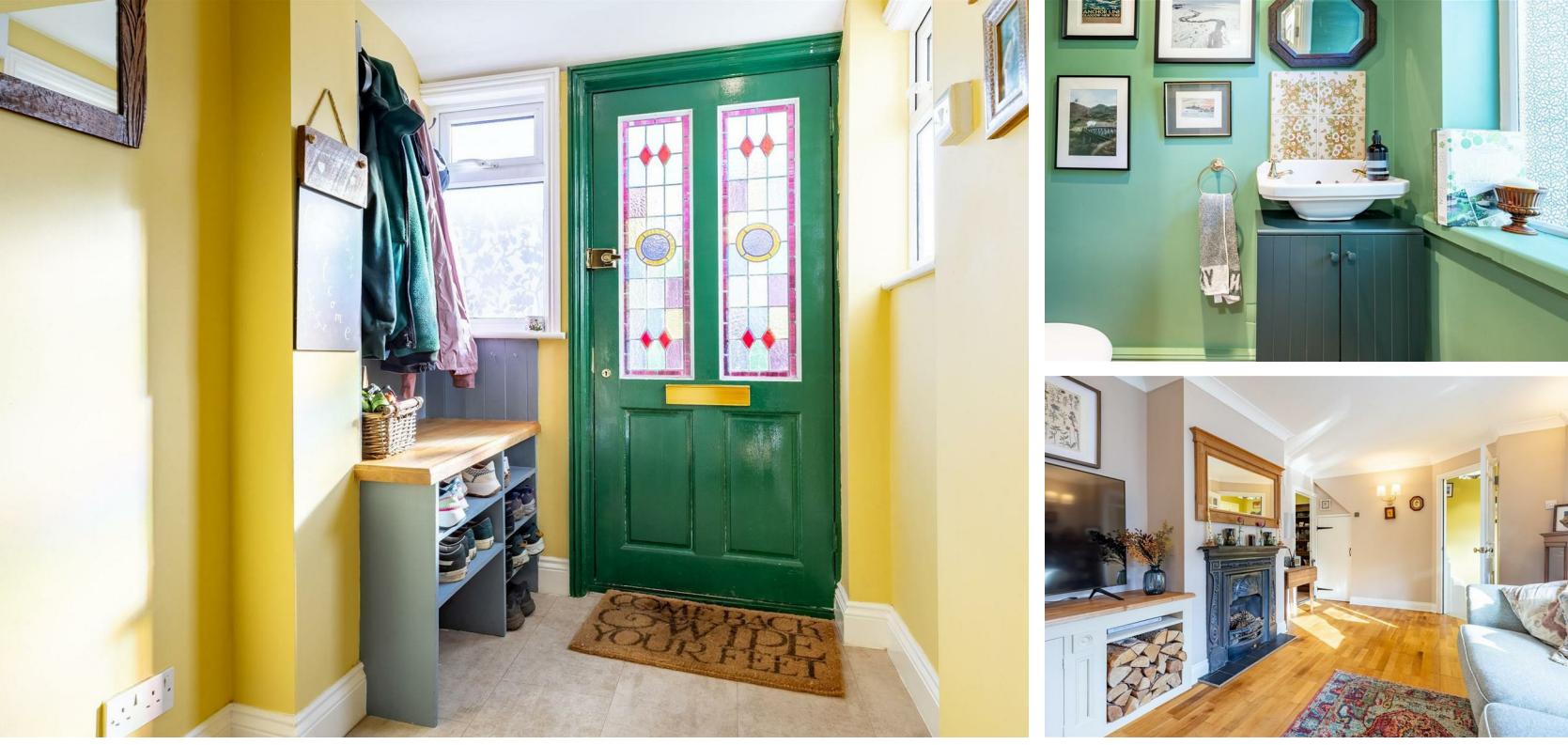
EXTENDED ACCOMMODATION * MIDDLE TERRACED HOUSE * SIDE ACCESS * x2 PARKING SPACES * OPEN PLAN KITCHEN DINER * APPROX. 1324.1 SQ FT VOLUME *

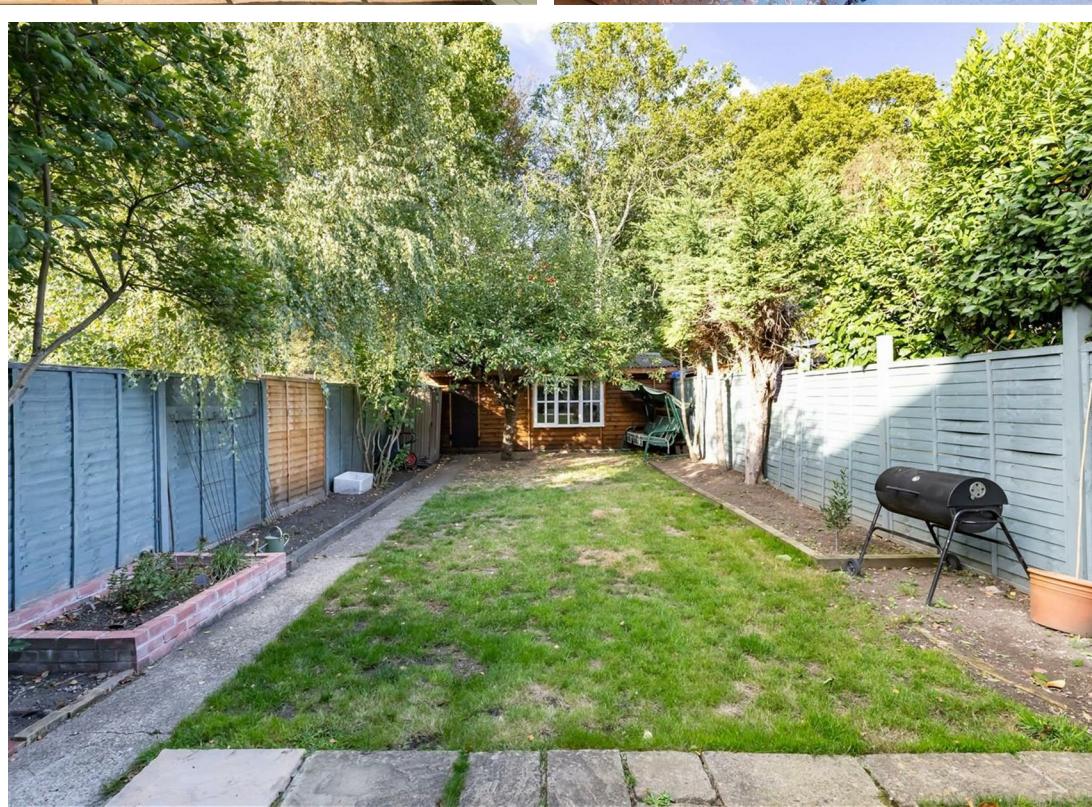
This beautifully presented middle terraced house has been extended on the ground floor, providing ample accommodation for a growing family. It features three bedrooms, off-street parking for two cars, convenient side access, and a large workshop in the garden—perfect for the modern family.

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

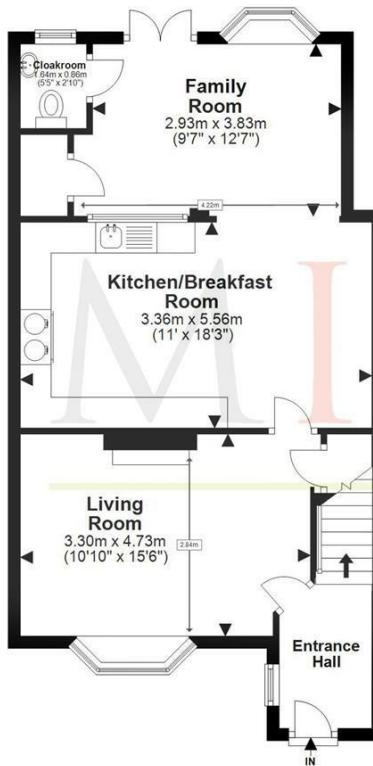
Rear Garden

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

Driveway

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

Ground Floor
Main area: approx. 56.3 sq. metres (606.5 sq. feet)
Plus outbuildings, approx. 21.1 sq. metres (227.0 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.6 sq. feet)

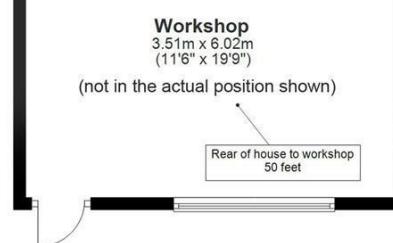


Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window



Main area: Approx. 101.9 sq. metres (1097.1 sq. feet)
Plus outbuildings, approx. 21.1 sq. metres (227.0 sq. feet)



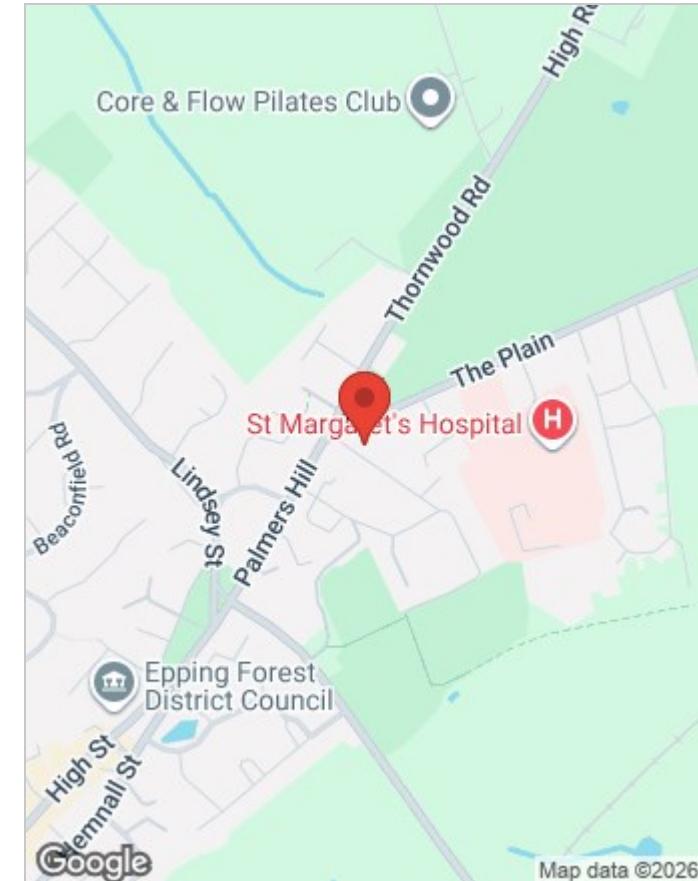
Total area including outbuildings: approx. 1123 sq metres (1324.1 sq feet)

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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