



Fairlawns, Tidys Lane, Epping
Price Range £350,000 to £375,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £350,000 - £375,000 * NO ONWARD CHAIN * 2 BEDROOMS * 2 RECEPTIONS * GARAGE EN-BLOC * SHARE OF FREEHOLD * APPROX. 760 SQ FT VOLUME * WALK TO HIGH STREET * ACCESSIBLE TO EPPING CENTRAL LINE STATION * BALCONY *

Nestled in the charming area of Tidy's Lane, Epping, this delightful first-floor flat offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern shower room adds to the practicality of the home, ensuring that daily routines are both efficient and enjoyable.

One of the standout features of this property is its vacant possession, allowing for a smooth transition for new owners. Additionally, the flat comes with a balcony and a garage en-bloc, providing secure parking for one vehicle, a valuable asset in this sought-after location a

Residents will appreciate the communal gardens, which offer a serene outdoor space to unwind and enjoy the fresh air. The flat is conveniently located within walking distance of Epping High Street, where a variety of shops, cafes, and amenities await. Furthermore, Epping Station is easily accessible, making commuting to London and beyond a breeze. This property also boasts a share of the freehold, with an impressive lease of approximately 973 years, ensuring long-term security and peace of mind for potential buyers.

Epping Town itself offers a lively High Street filled with welcoming bars, cafes, restaurants, and boutique shops. For those who enjoy an active lifestyle, there is a sports centre and gym on Hemnall Street, a golf club at Flux's Lane, and easy access to Epping Forest. In summary, this large first-floor flat in Epping presents an excellent opportunity for those seeking a comfortable home in a vibrant community. With its desirable features and prime location, it is sure to attract interest from a range of buyers





FIRST FLOOR

Entrance Hall

4'10" x 3'8" (1.47m x 1.12m)

Living Room

14'0" x 20'0" (4.26m x 6.10m)

Dining Room

11'5" x 11'11" (3.48m x 3.62m)

Kitchen

14'0" x 5'5" (4.26m x 1.65m)

Inner Hallway

6'7" x 3'4" (2.01m x 1.02m)

Bedroom One

11'10" x 11'4" (3.61m x 3.45m)

Shower Room

5'3" x 9'3" (1.61m x 2.83m)

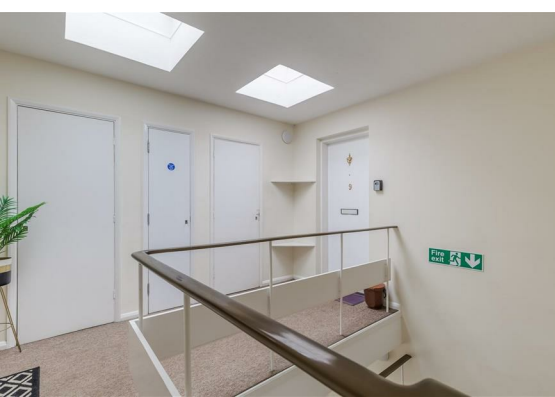
Bedroom Two

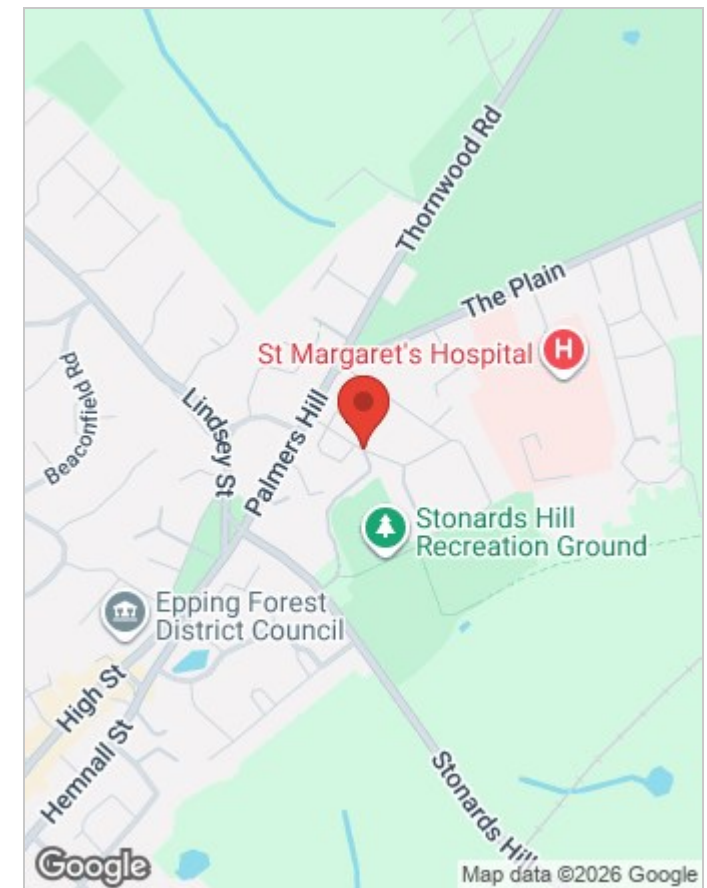
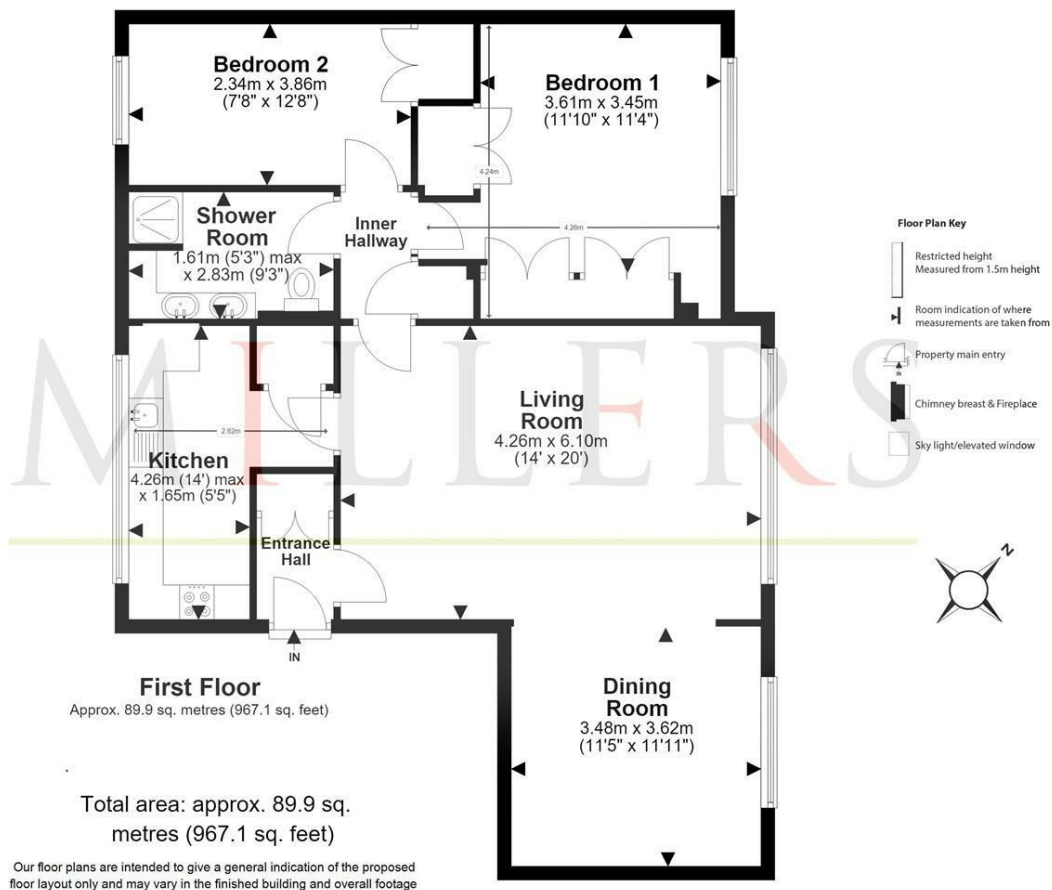
7'8" x 12'8" (2.34m x 3.86m)

Balcony

EXTERNAL AREA

Garage





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			(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 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.

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