



Fairfield Road, Epping

Price Range £575,000



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £575,000 - £600,000 \* TWO DOUBLE BEDROOMS \* OFF STREET PARKING \* CLOSE TO EPPING FOREST \* 350 METERS TO HIGH STREET \*

Nestled in a sought-after residential turning, this extended two-bedroom detached home offers a superb blend of comfort, space & convenience. Perfectly positioned within walking distance of the bustling High Street, this property is also close to the scenic Stonards Hill recreation grounds & the enchanting woodland of Epping Forest, providing an idyllic backdrop for leisurely walks, outdoor activities & family outings.

The property welcomes you with an entrance lobby, leading to a practical cloakroom WC. The ground floor is thoughtfully arranged to maximise living space, featuring two generous reception areas. The front-facing lounge features a charming fireplace, creating a warm, inviting atmosphere, while the adjoining dining room provides an ideal space for family meals and entertaining guests. Access flows into the extended kitchen breakfast room, fitted with an array of stylish units, a modern built-in oven, hob & extractor fan. Patio doors seamlessly connect to the splendid 60-foot rear garden, primarily laid to lawn, complemented by a patio area, established flower beds & mature shrubs - ideal for relaxing or hosting summer gatherings.

The first floor comprises two spacious double bedrooms, both ideal for restful nights & with ample storage. The well-appointed bathroom is fitted with a modern three-piece suite, featuring clean white sanitary ware for a modern finish. Additionally the home include double glazing throughout, efficient gas central heating via radiators & convenient off-street parking to the front.

Being moments from Epping High Street's array of shops, cafés & essential amenities, this attractive home also provides easy access to tranquil green spaces & reputable local schools. With its spacious interior, delightful garden & excellent location, this property is perfect for those seeking town & country living.





## GROUND FLOOR

### Living Room

12'6" x 11'0" (3.80m x 3.36m)

### Cloakroom WC

4'8" x 3' (1.42m x 0.91m)

### Dining Room (max)

15'7" x 11' (4.75m x 3.35m)

### Kitchen Breakfast Room

13'9" x 13'8" (4.19m x 4.17m)

## FIRST FLOOR

### Bedroom One

13'0" x 10'1" (3.96m x 3.07m)

### Bedroom Two

10'11" x 9'11" (3.33m x 3.02m )

### Bathroom

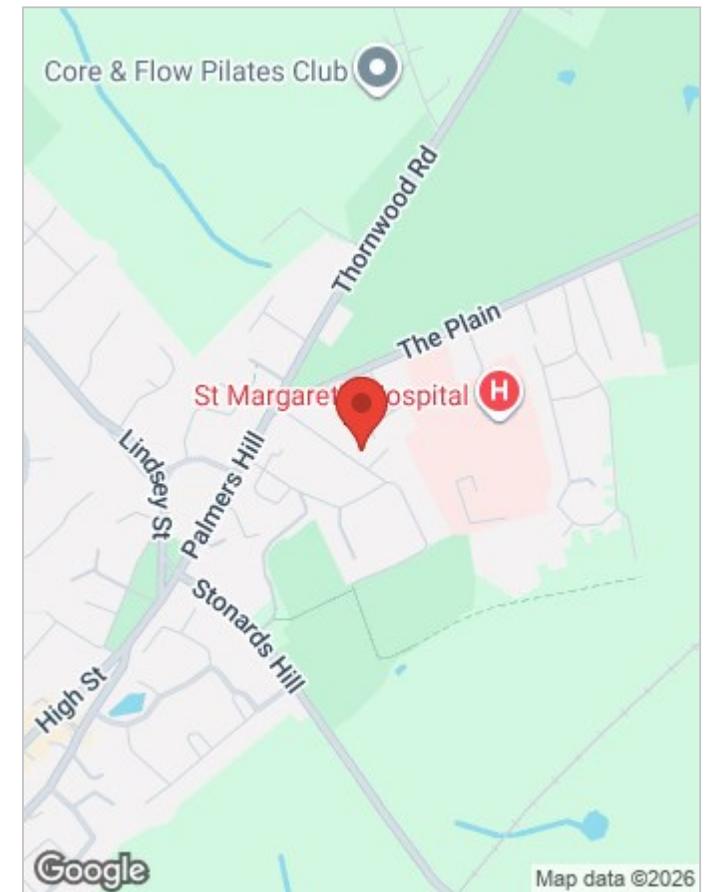
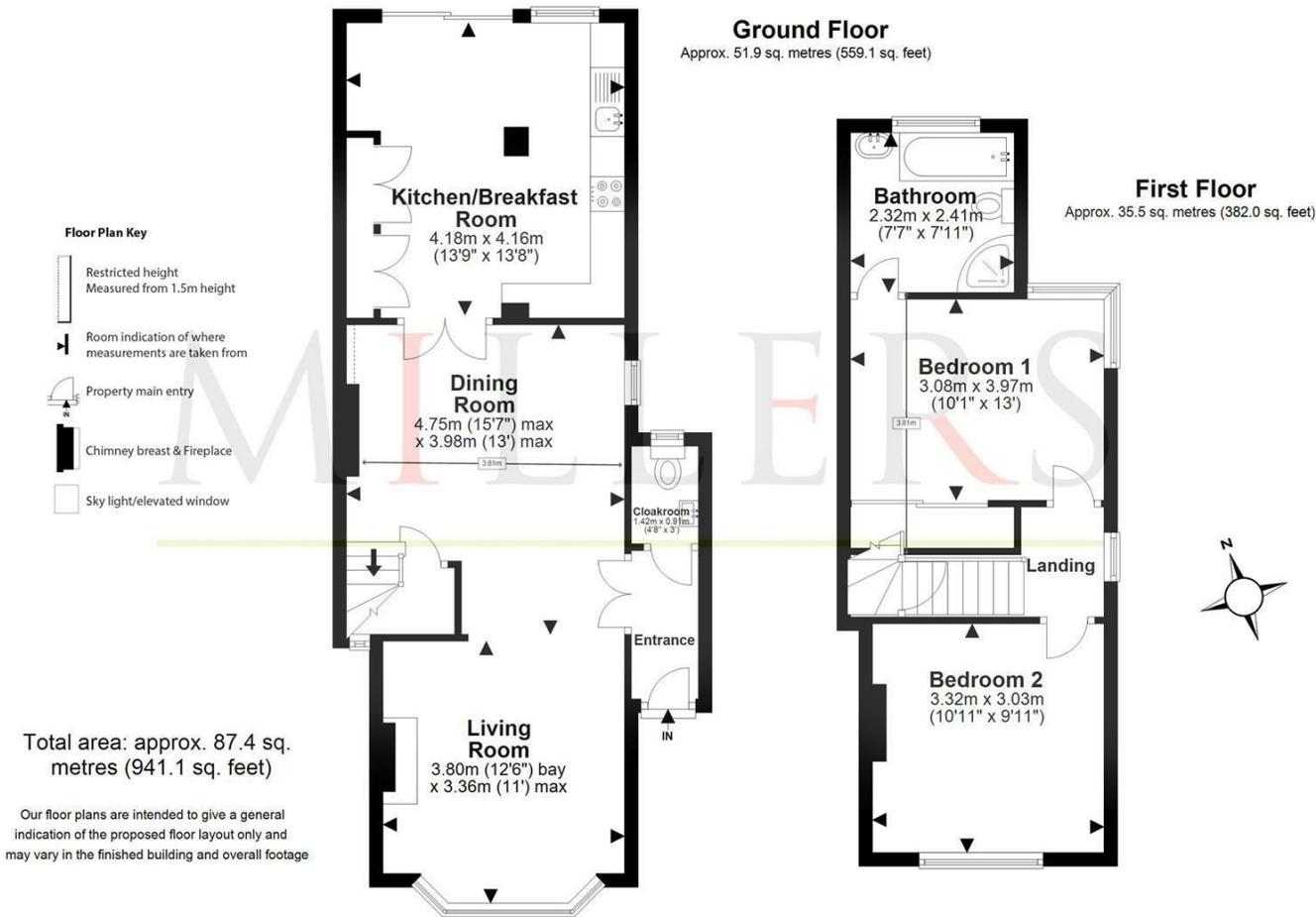
7'7" x 7'11" (2.31m x 2.41m )

## EXTERNAL AREA

### Rear Garden

63' x 20'6" (19.20m x 6.25m)





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		86	(81-91) B
(69-80) C			(69-80) C
(55-68) D	56		(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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## 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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