

**Springfield, Epping**

**Asking Price £275,000**

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MILLERS

ESTATE AGENTS

* FIRST FLOOR MAISONETTE * PRIVATE REAR GARDEN * LOW SERVICE CHARGES * CHAIN FREE *

Nestled in the charming area of Springfield, Epping, this attractive first-floor maisonette offers a delightful living experience. With its own private garden, this property is ideally situated for the bustling High Street and the local station, making it perfect for those who appreciate convenience and accessibility.

Upon entering, you are welcomed by an entrance porch that leads to a staircase ascending to the first-floor landing which has a loft access offering ample storage. The cosy lounge features a lovely fireplace, creating a warm and inviting atmosphere. The fitted kitchen is practical and well-equipped, complemented by a handy utility room that adds to the functionality of the space. The double bedroom is spacious and comfortable, while the family bathroom is well-appointed, ensuring all your needs are met.

The maisonette is in excellent condition throughout, allowing you to move in with ease. The property boasts a small front garden that adds to its curb appeal, while the private rear garden features an artificial lawn for easy maintenance, along with a decked patio area perfect for outdoor relaxation. Additionally, there is a useful outdoor storage cupboard, providing extra space for your belongings.

With an 84-year lease and no onward chain, this property presents a fantastic opportunity for first-time buyers or those looking to downsize. Its prime location, combined with the charm and comfort of the maisonette, makes it a must-see for anyone seeking a lovely home in Epping.

























**Entrance Porch**

**Entrance Hallway**

**Lounge**
13'11 x 11'6 (4.24m x 3.51m)

**Kitchen**
8'10 x 8'2 (2.69m x 2.49m)

**Utility Room**
6'3 x 2'11 (1.91m x 0.89m)

**Bedroom**
13'1 x 8'10 (3.99m x 2.69m)

**Bathroom**
5'11 x 5'11 (1.80m x 1.80m)

**EXTERNAL AREA**

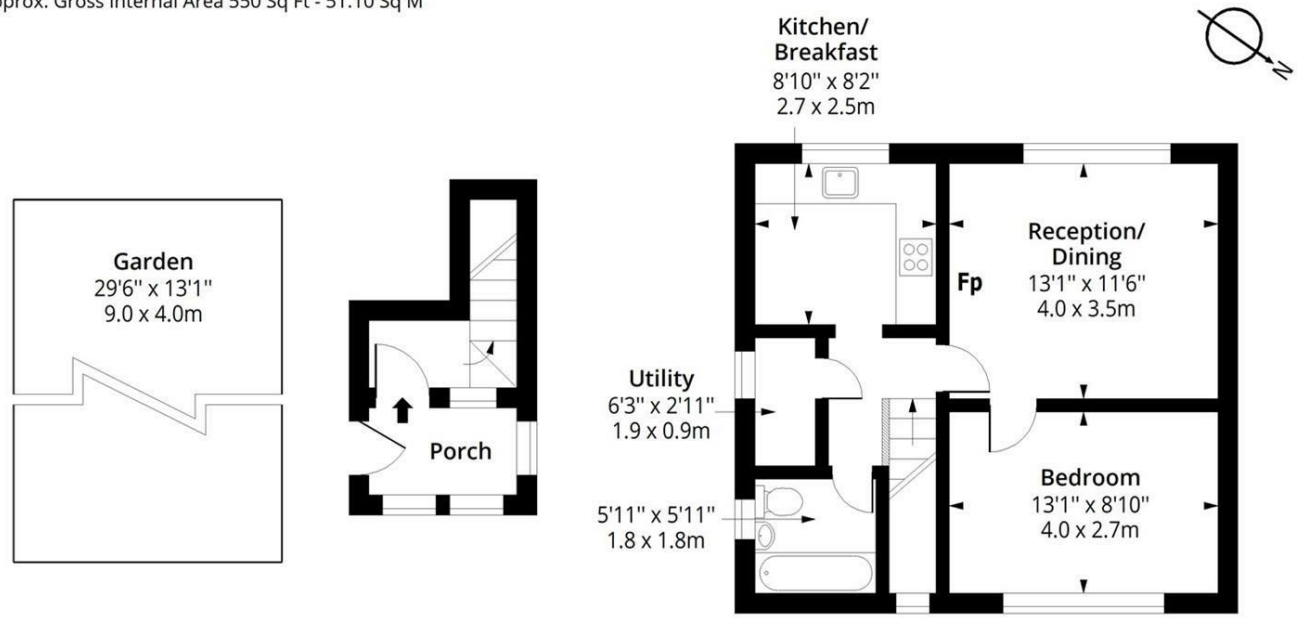
**Rear Garden**
29'6 x 13'1 (8.99m x 3.99m)

**84 Year Lease Term**

**Service Charge & Ground Rent**
**£320.61**

# Springfield CM16

Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M

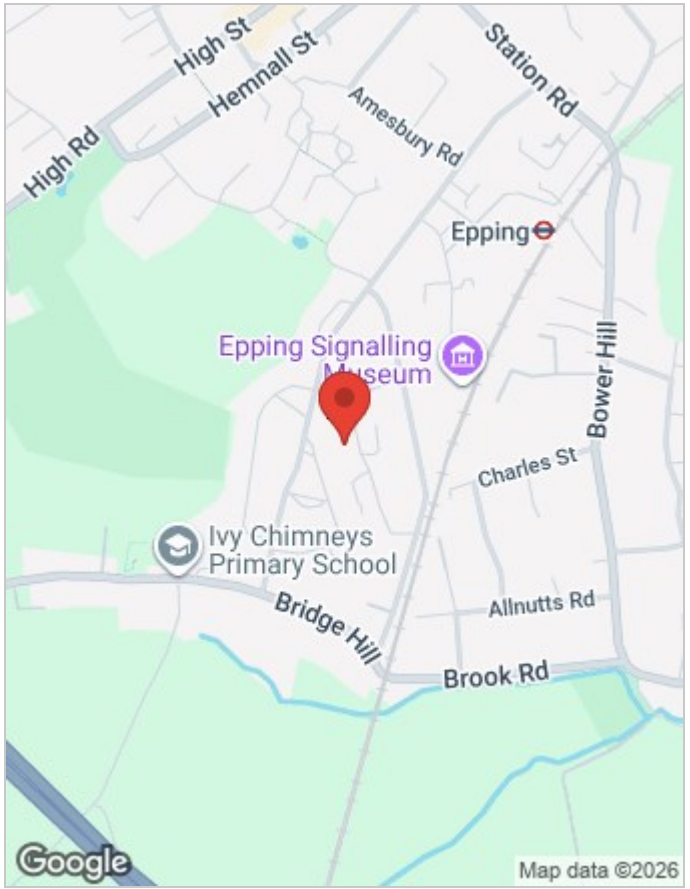



## Ground Floor

Floor Area 75 Sq Ft - 6.97 Sq M

## First Floor

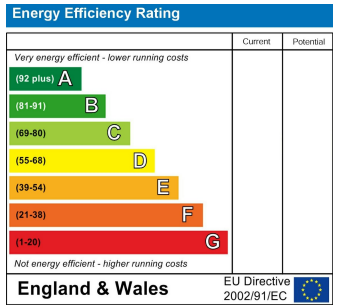
Floor Area 475 Sq Ft - 44.13 Sq M

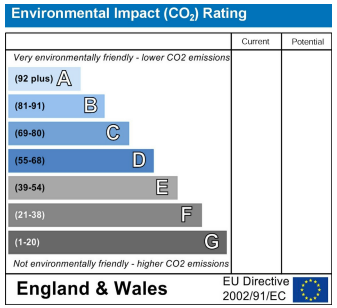



Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 3/9/2026




## 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 are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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