



**Springfield, Epping**  
**Guide Price £459,995**



**MILLERS**  
ESTATE AGENTS

This inviting two-bedroom middle terrace house is perfectly positioned for easy walks to both the Tube station and the High Street, and is offered with no onward chain, perfect for first time buyers & investors.

Tucked away on a sought-after residential street in Southern Epping, this staggered terrace house offers comfortable two-bedroom accommodation for family living. Just moments away from Ivy Chimneys Primary and the open countryside at Brook Road, the home is also within easy reach of Epping High Street, where you can enjoy a variety of shops, bars, cafes & restaurants. Epping Station, with direct links to London, is conveniently close by.

Step through the entrance porch into a welcoming hallway that leads to the heart of the home. The lounge and dining area is warmed by a cosy fireplace, creating an inviting space for relaxing or entertaining. The house also benefits from GCH and double glazing. The fitted kitchen features dark units and contrasting work surfaces, with direct access to the rear garden and a practical pantry room at the front with direct access to the binstore. Upstairs, two generously sized bedrooms are served by a bright family bathroom. There is also access to the loft, offering ample storage.

Outside, the raised south-west facing garden is laid to lawn and includes a patio terrace, all enclosed by wooden fencing for privacy with extension potential (subject to Planning). The front garden features a pathway through a neat lawn, welcoming you home.

Springfield enjoys a prime location just a short stroll from Epping High Street, with the open fields of Brook Road and a handy convenience store on Allnutts Road nearby. Epping Forest, renowned for its natural beauty, offers endless opportunities for horse riding, walking, and cycling. Families will appreciate the excellent local schools, including ESJ Epping St Johns Comprehensive and Ivy Chimneys Primary. For commuters, the Central Line at Epping Station provides direct access to London.





## GROUND FLOOR

### Entrance Hall

8'7" x 3'8" (2.62m x 1.11m)

### Kitchen

11'1" x 7'10" (3.37m x 2.40m)

### Pantry

4'4" x 9'3" (1.31m x 2.81m)

### Lounge Dining Room

15'9" x 10'4" (4.81m x 3.14m)

## FIRST FLOOR

### Bedroom one

15'5" x 10'6" (4.69m x 3.20m)

### Bedroom Two

13'2" x 8'0" (4.02m x 2.45m)

### Storage

2'2" x 6'4" (0.66m x 1.94m)

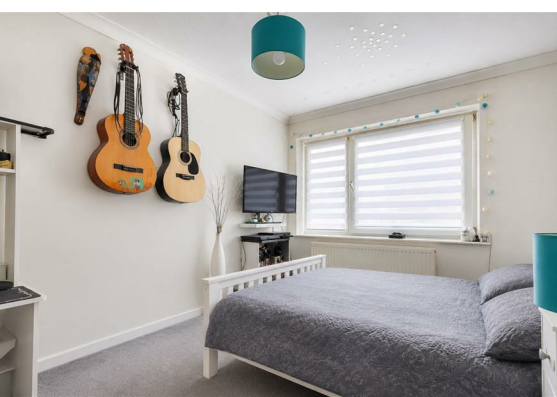
### Bathroom

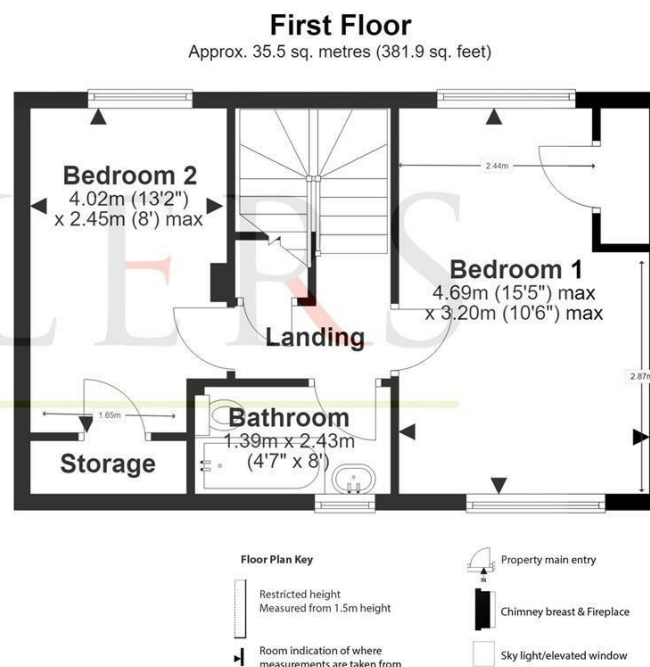
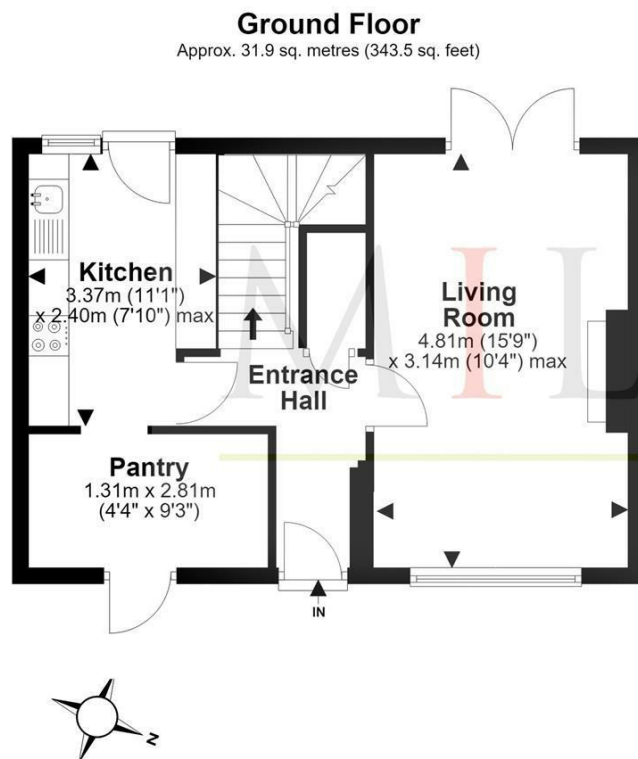
4'7" x 8'0" (1.39m x 2.43m)

## EXTERNAL AREA

### Rear Garden

43' x 26' (13.11m x 7.92m)





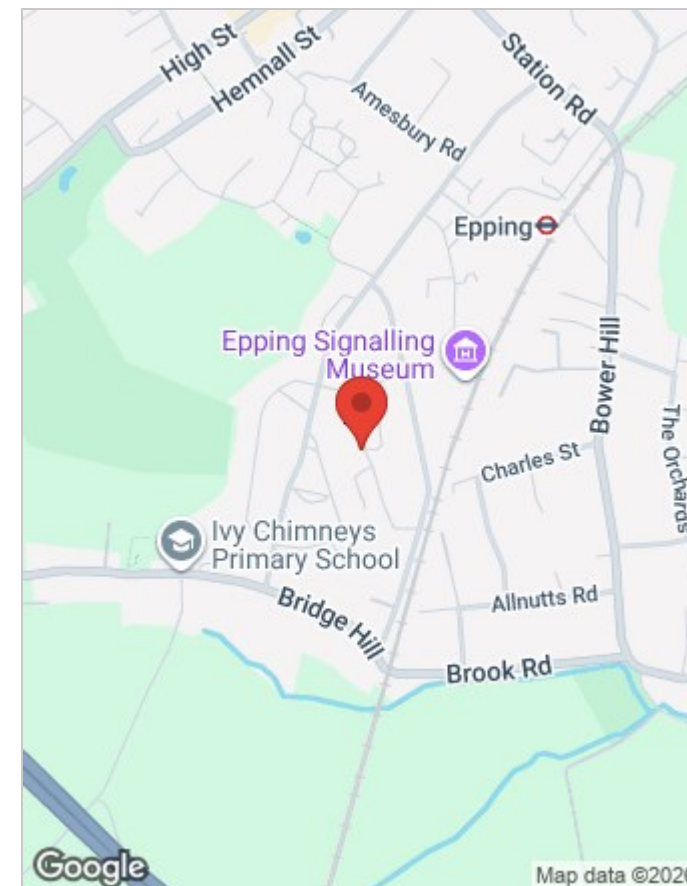
Total area: approx. 67.4 sq. metres (725.4 sq. feet)

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.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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 |           |