# Fairlawns, Tidys Lane, Epping

**Asking Price £379,995**

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MILLERS

ESTATE AGENTS

* FIRST FLOOR APARTMENT * GARAGE EN-BLOC * NO ONWARD CHAIN * SHARE OF FREEHOLD * TWO DOUBLE BEDROOMS * TWO BATHROOMS * POPULAR DEVELOPMENT *

This well presented first-floor apartment offers a wonderful blend of comfort and convenience in a sought-after development. With a spacious lounge and dining area, two well-proportioned bedrooms one offering an en-suite shower room and a modern family bathroom, the home is perfectly positioned just a short stroll from the vibrant High Street, the open spaces of Stonards Hill recreation grounds, and the natural beauty of Epping Forest.

Stepping through the communal entrance, you are welcomed into a well-maintained building before reaching your own private front door. Inside, a bright hallway opens into a generous lounge-dining room, ideal for relaxing or entertaining. The modern kitchen is thoughtfully designed with integrated appliances, ample worktop space, and stylish tiled finishes. Both bedrooms are spacious and inviting, while the contemporary shower room features a sleek three-piece suite in classic white.

Outside, beautifully maintained communal gardens offer residents a peaceful place to enjoy the outdoors. Residents benefit from a single garage located en bloc, along with convenient visitor parking for family and friends.

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 for cycling, walking, or horse riding. Families are well served by excellent local schools, including Epping St Johns, Epping Primary, Ivy Chimneys, and Coopersale Hall. With the Central Line Tube Station nearby and excellent road links to London and beyond, this location truly combines the best of town and country living.

**GROUND FLOOR**

**Entrance Hall & Stairs**

**FIRST FLOOR**

**Living Room**
17'6" x 13'11" (5.33m x 4.24m)

**Kitchen**
8'10" x 9'3" (2.69m x 2.82m)

**Bathroom**
5'10” x 5'1” (1.78m” x 1.55m”)

**Bedroom One**
11'4" x 13'11" (3.45m x 4.24m)

**En-suite Shower Room**
7'7” x 3'11” (2.31m” x 1.19m”)

**Bedroom Two**
12'4" x 7'8" (3.75m x 2.34m)

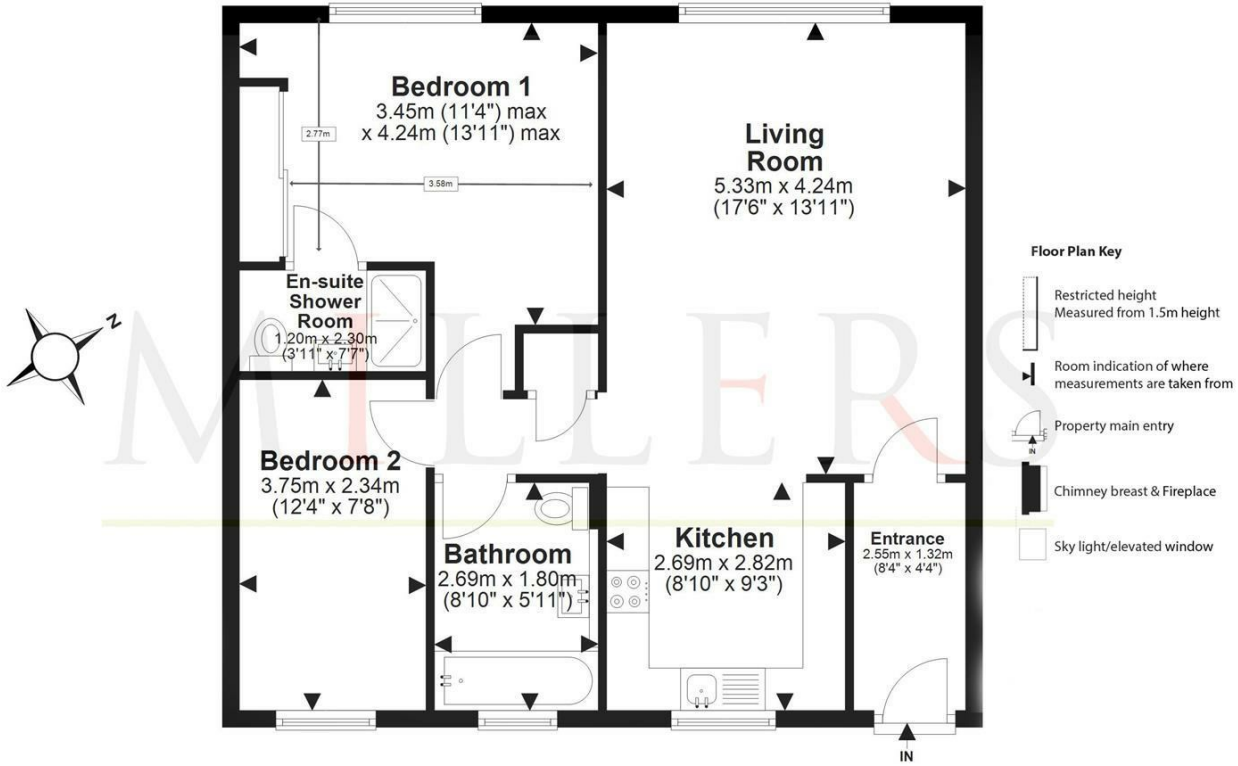
**EXTERNAL AREA**

**Garage En-Bloc**
17'8" x 7'6” (5.38m x 2.29m”)

**Communal Gardens**
85'0" x 33'9" (25.93m x 10.29m)

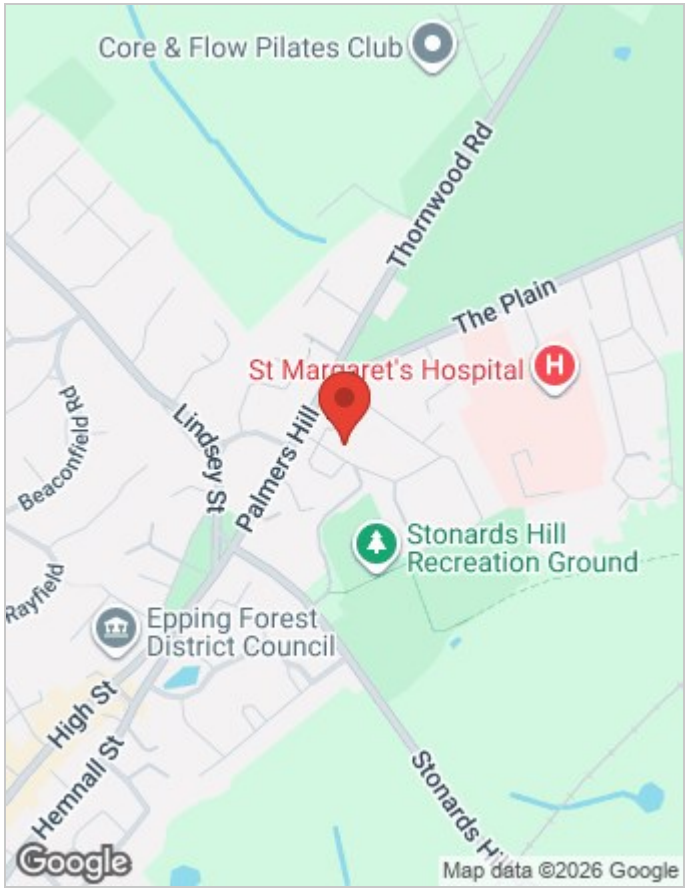
## First Floor

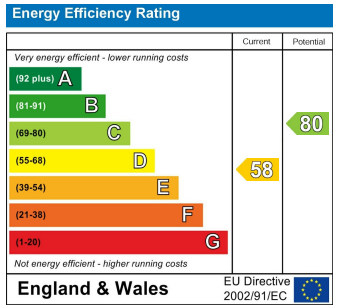
Approx. 69.7 sq. metres (750.6 sq. feet)

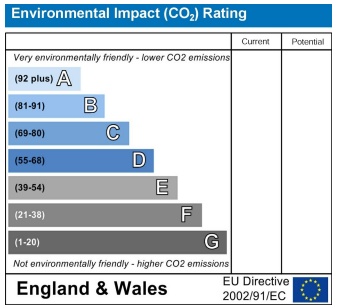



Total area: approx. 69.7 sq. metres (750.6 sq. feet)

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.

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