



Fairfield Road, Epping
Guide Price £590,000



MILLERS
ESTATE AGENTS

* DETACHED HOUSE * EXTENDED HOME * 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 includes 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

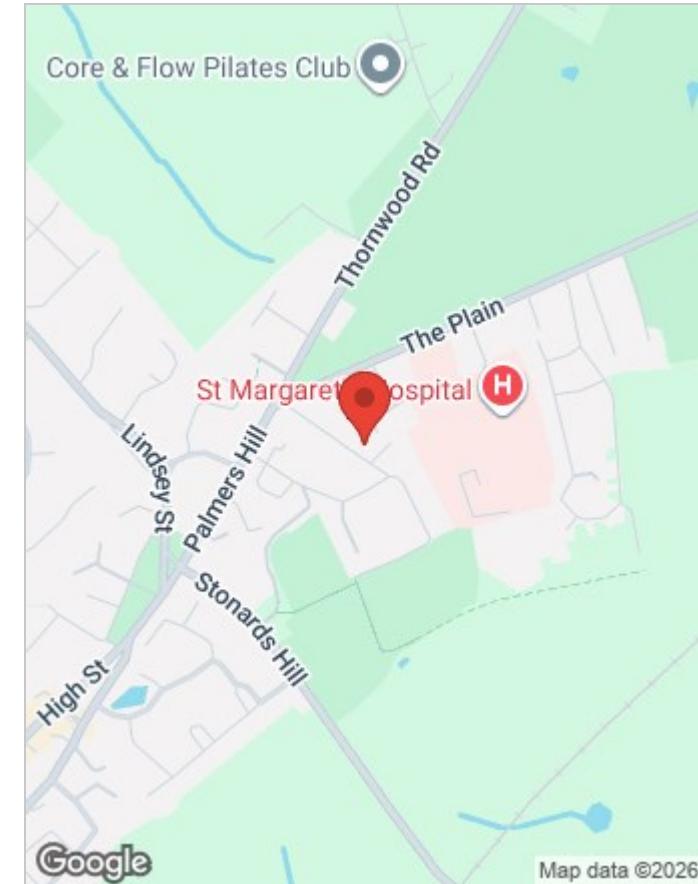
7'7" x 7'11" (2.31m x 2.41m)



EXTERNAL AREA

Rear Garden

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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