

Stevenette



12 Fairfield Road
Epping, Essex, CM16 6SU

£700,000

PROPERTY FEATURES

- Detached House
- Gas Central Heating
- 3 Bedrooms
- Double Glazing
- Off-Street Parking
- Workshop / Home Office

FULL DESCRIPTION

Standing in a no-through-road just minutes' walk from Epping's vibrant High Street with its wide range of coffee shops, cafes, shops and restaurants, this 3-Bedroom house offers characterful and attractively proportioned accommodation. Fairfield Road is very well-placed for walking into sections of Epping Forest as well as the open recreation grounds of Stonards Hill Park. There is excellent driveway parking and a very pleasant rear southwest-facing garden that includes an insulated workshop/home office.

GROUND FLOOR

LIVING ROOM

13' 9" x 11' 11" (4.19m x 3.63m)

RECEPTION ROOM

14' 8" x 15' 11" (4.47m x 4.85m)

KITCHEN

14' 5" x 8' 0" (4.39m x 2.44m)

DINING ROOM

12' 8" x 11' 3" (3.86m x 3.43m)

UTILITY ROOM

9' 8" x 7' 0" (2.95m x 2.13m)

SHOWER ROOM & WC

7' 0" x 4' 7" (2.13m x 1.4m)



FIRST FLOOR

LANDING

BEDROOM 1

12' 5" x 10' 3" (3.78m x 3.12m)

BEDROOM 2

11' 0" x 12' 4" (3.35m x 3.76m)

BATHROOM

8' 10" x 8' 9" (2.69m x 2.67m)

BEDROOM 3

6' 2" x 9' 8" (1.88m x 2.95m)

EXTERIOR

The house stands behind a good area of driveway providing parking for a number of vehicles. A wide path leads to the side of the house, to the front door and to the gated back garden. The rear garden is laid to lawn with well-established shrubs and beds.

WORKSHOP / HOME OFFICE

15' 9" x 8' 0" (4.8m x 2.44m)

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

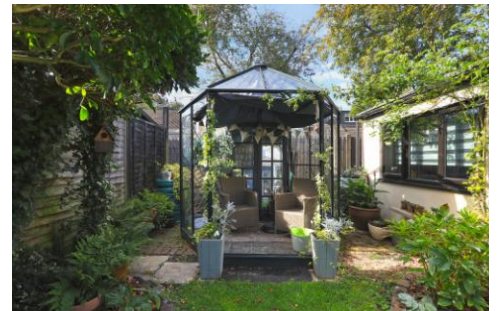
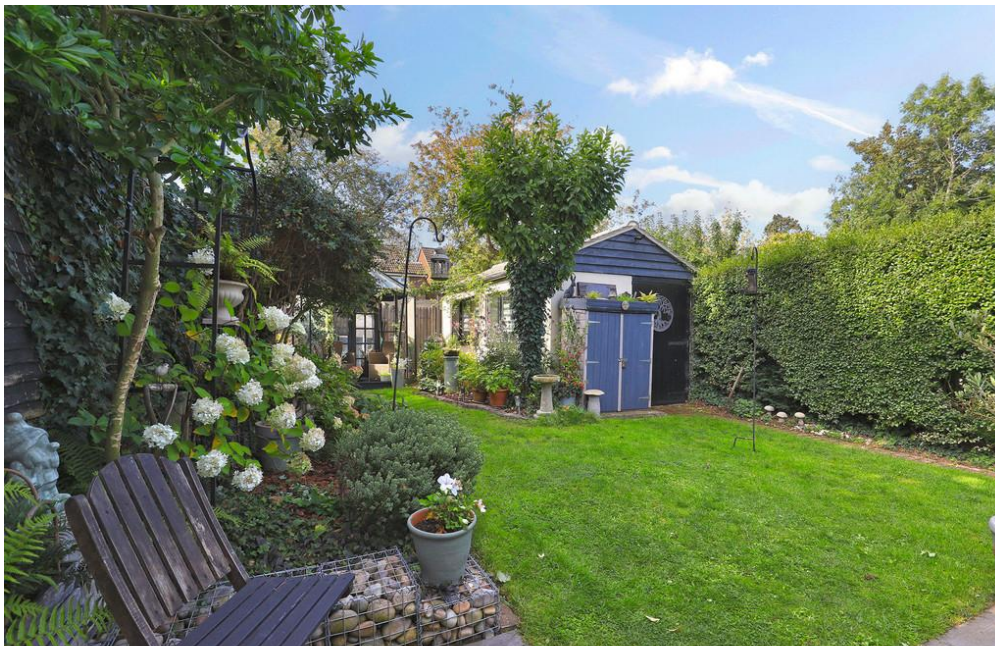
SCHOOL PRIORITY / CATCHMENT AREA

The property stands in the Priority Admissions Area for Epping Primary School, St John Fisher Catholic Primary School & Epping St John's Church of England School.

SERVICES


All mains services are understood to be connected. No services or installations have been tested.

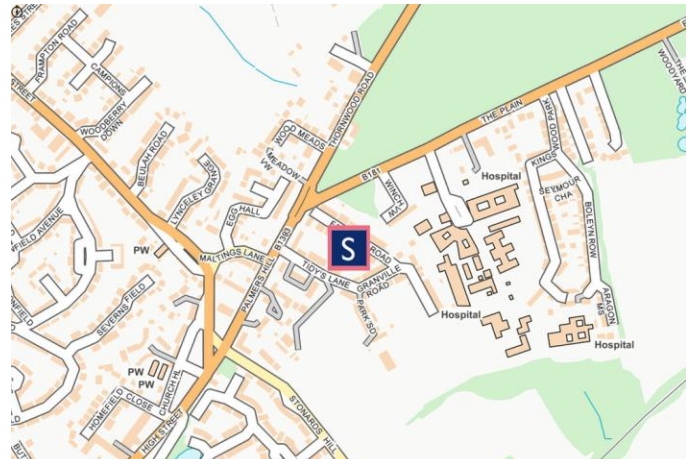


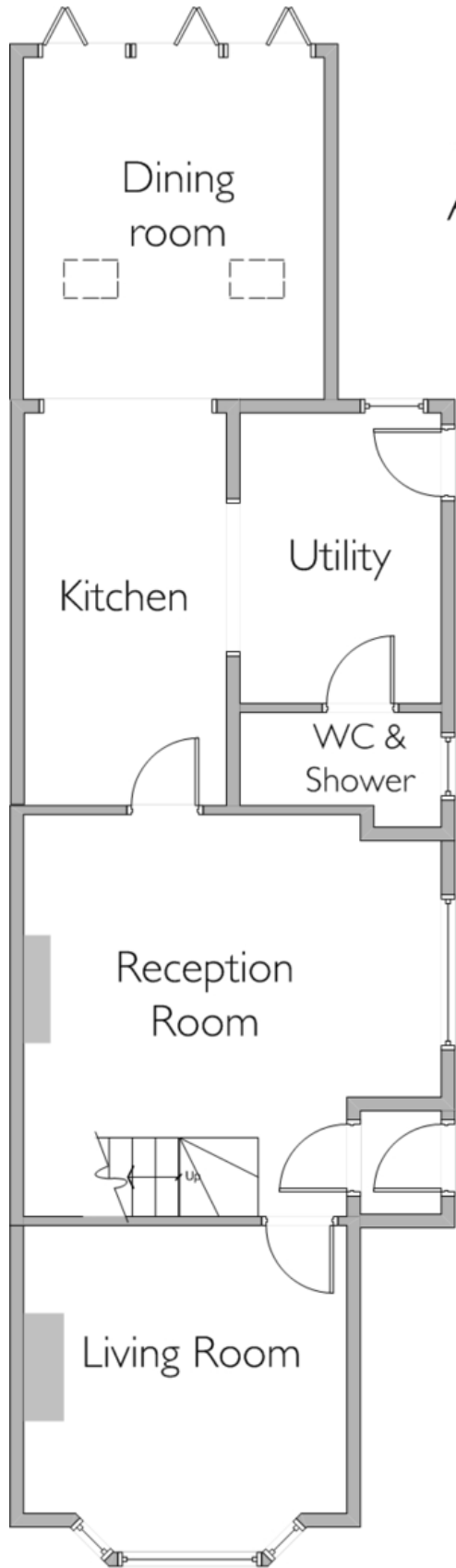


TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

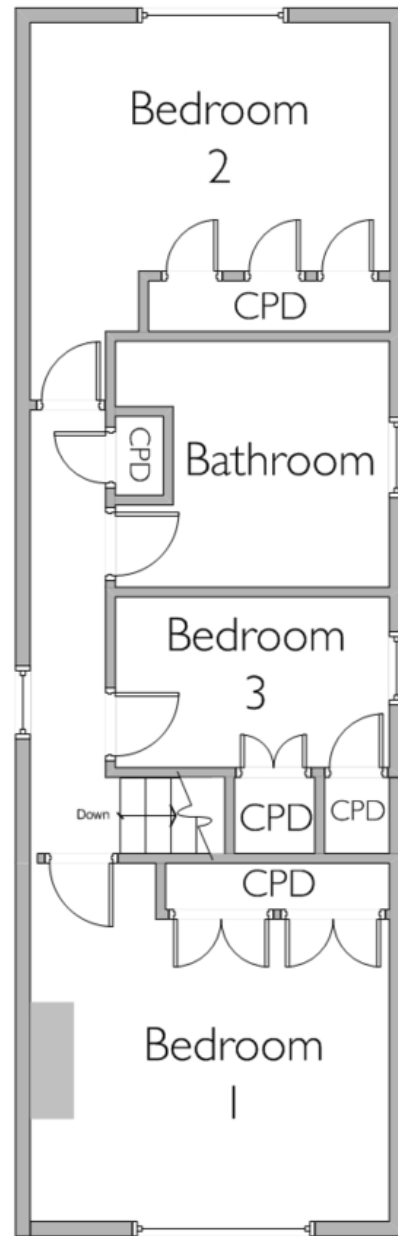
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





Ground Floor

Gross Internal Floor Area Approximately:
1224 sq.ft./113sq.m.



First Floor

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements