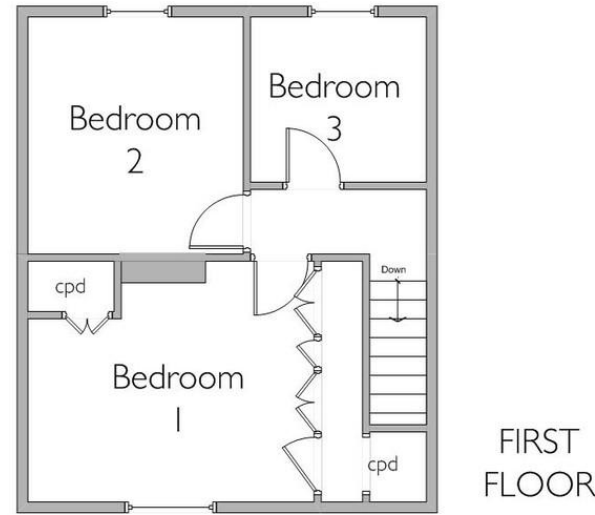




Gross internal Floor Area:
Approximately 1116 sq.ft. / 104 sq.m.



FREE MARKET APPRAISAL

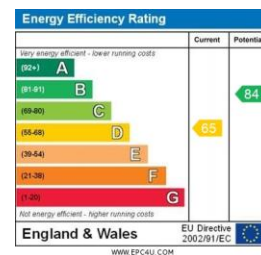
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

@StevenetteandCoLLP

@StevenetteandCo



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



23 Fairfield Road
Epping, CM16 6SU
£540,000



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms

- Double Garage
- Gas Central Heating
- Majority Double Glazing

Offered with NO ONWARD CHAIN, this established semi-detached cottage offers 3-bedroom accommodation of much potential. The house stands in a no-through-road on the Northern side of the town and is well placed for walking to the cafes, restaurants and shops of the High Street as well as the nearby Stonards Hill Park and Central Line station. Extending to over 100sq.ft, there is an opportunity for a buyer with an eye for design to create a lovely home of their own tastes. At the rear is a DOUBLE GARAGE.

GROUND FLOOR

ENTRANCE LOBBY

DINING ROOM

15' 10" x 11' 1" (4.83m x 3.38m)

LIVING ROOM

20' 10" x 10' 0" (6.35m x 3.05m)

LEAN-TO

7' 9" x 7' 8" (2.36m x 2.34m)

KITCHEN

11' 0" x 8' 0" (3.35m x 2.44m)

LOBBY

BATHROOM

SEPARATE WC

REAR PORCH

FIRST FLOOR

LANDING

BEDROOM 1

15' 9" x 11' 0" (4.8m x 3.35m)

The measurements include a full bank of fitted wardrobes.

BEDROOM 2

11' 3" x 10' 2" (3.43m x 3.1m)

BEDROOM 3

8' 3" x 8' 0" (2.51m x 2.44m)

EXTERIOR

The house stands behind a planted front garden which, subject to all necessary consents, may present an opportunity for the creation of a driveway parking area (as the majority of properties in the street have created).

The rear garden is attractively presented with lawn and patio areas. At the far end of the garden and accessible from a track leading off The Plain, is the:

DOUBLE GARAGE

17' 10" x 17' 4" (5.44m x 5.28m)

SERVICES

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

BROADBAND

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

COUNCIL TAX

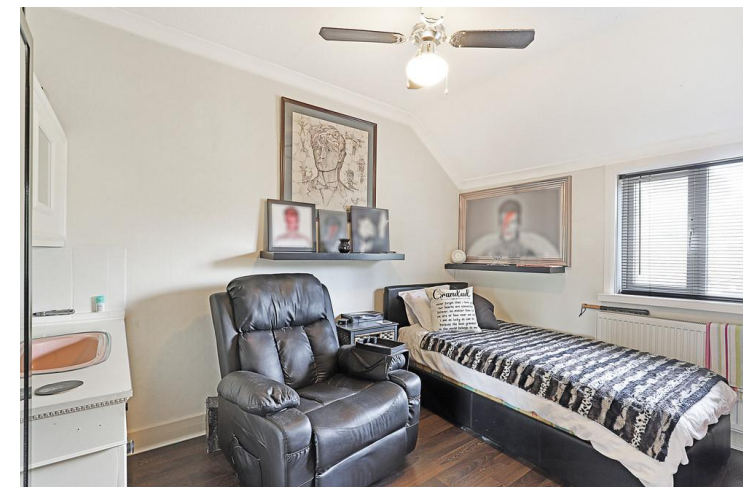
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

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).

SCHOOL PRIORITY ADMISSIONS (CATCHMENT) AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.



Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

