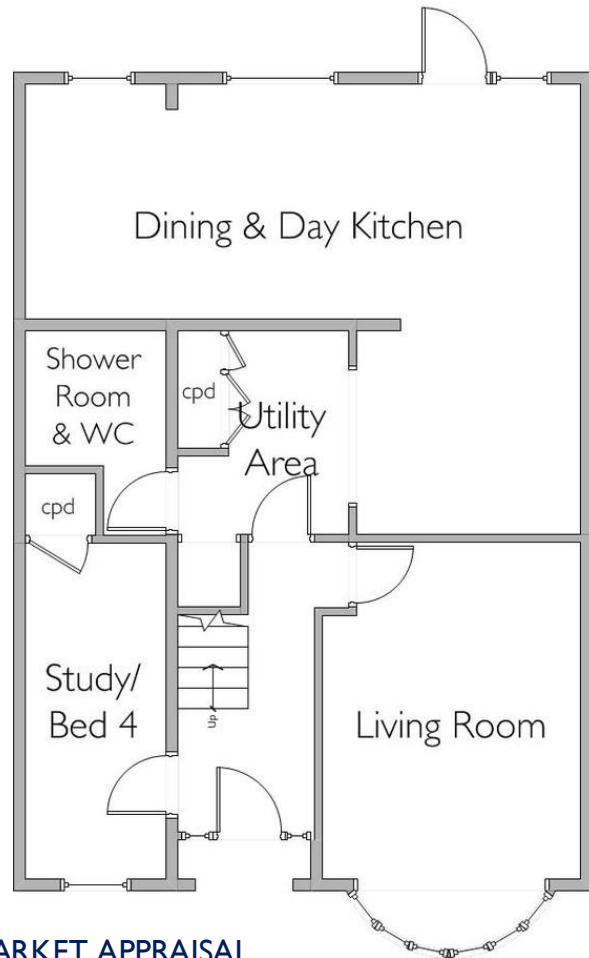


Gross Internal Floor Area (excluding store):
Approximately 1444 sq.ft. / 134 sq.m.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.



65 Fairfield Road
Epping, CM16 6ST
£790,000

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



EXTERIOR

The house stands behind a good area of block-set driving that provides ample off-street parking (and Fairfield Road is a residents' parking area).

To the rear is a very well-proportioned garden laid to lawn with a large paved terrace and very well stocked borders and beds.

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 'F'.

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 CATCHMENT AREA

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



- Detached Family Home
- 3 or 4 Bedrooms
- 2 Bath/Shower Rooms

- Gas Central Heating
- Double Glazing
- Good Off Street Parking

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

A really versatile family home that is attractively positioned at the end of the road and perfectly placed for walking through the nearby park or across the Memorial Green to the town's High Street where there is a great range of cafes, restaurants, shops including M&S and Gails as well as other amenities. The house has been extended to create generous accommodation that includes 3 double bedrooms on the first floor, a ground floor study or bedroom 4 as well as an impressive 'L-shaped' 24' Dining and Day Kitchen that opens to the lovely and private rear garden.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 8 (Max)" x 10' 10" (5.08m x 3.3m)

DINING & DAY KITCHEN

24' 0 (Max)" x 19' 1 (Max)" (7.32m x 5.82m)

UTILITY AREA

SHOWER ROOM & WC

9' 6" x 5' 10" (2.9m x 1.78m)

STUDY / BEDROOM 4

14' 0" x 6' 0" (4.27m x 1.83m)

FIRST FLOOR

LANDING & OFFICE AREA

12' 9 (Max)" x 7' 2 (Max)" (3.89m x 2.18m)

BEDROOM 1

14' 1 (Max)" x 10' 10 (Max)" (4.29m x 3.3m)

BEDROOM 2

11' 11" x 9' 10" (3.63m x 3m)

BEDROOM 3

17' 2" x 8' 2" (5.23m x 2.49m)

BATHROOM, SHOWER ROOM & WC

11' 1 (Max)" x 7' 6 (Max)" (3.38m x 2.29m)

EAVES STORAGE

17' 1" x 5' 1" (5.21m x 1.55m)

