



Springfield, Epping, CM16

£650,000 Guide Price

Hammond
& Smith

Property Description

A fabulous four bedroom home packed with personality and style. Sitting in Springfield, here you are just a short walk to Epping Underground Station.

"It has been a perfect location to bring up children, being so close to a primary school and then Epping St Johns over the last 18 years. So easy to walk straight from the house into the forest and beyond. Some really great walks so close by. The spacious living room is fabulous to all be together in, great for big family gatherings, especially overflowing into the garden in the summer! Springfield is a quiet road with few cars and friendly neighbours. It really has been a perfect family home and we hope this house can bring another family as much joy".

Arriving at this spacious end of terrace home a blocked paved driveway provides room for a number of cars. Stepping inside you enter the kitchen/diner, a vibrant room offering plenty of warmth and interest, from the bench dining seat, to the rich walnut units. The kitchen itself provides sleek fitted cabinetry, integrated appliances and views out to the rear garden. Sitting adjacent to the kitchen you will find the very spacious lounge; a living space with plenty of heart and soul, from the beautiful dark and dreamy bookcase, to the large bifold doors overlooking the rear garden and flooding the room with light.

Heading upstairs to the first floor you will find the spacious master bedroom along with the family bathroom is located to the left. To the right of the stairs you will find two further double bedrooms along with a third single bedroom, or perhaps even a perfect home office space. A handy second shower room completes this family home.

Outside the rear garden has been lovingly landscaped to provide the perfect



balance of sun and shade. Beautiful pergolas with lush green climbers provide cover, screening and interest. You will also find a handy spacious workshop/shed and rear access. This is a great sociable garden ready to welcome friends and family during summer months.

Located on the south side of Epping, Springfield is a brilliant location within walking distance to Epping High Street and picturesque walks along the Essex Way. For young families the sought after Ivy Chimneys Primary School is close by, making this a great spot for early morning schools runs. With so much to offer, you have all you need here for the perfect place to call home.

Key Features

- ✓ CLOSE TO STATION
- ✓ TWO BATHROOMS
- ✓ LANDSCAPED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ KITCHEN/DINER
- ✓ CLOSE TO IVY CHIMNEYS SCHOOL
- ✓ SPACIOUS LOUNGE
- ✓ NEW BOILER 2020
- ✓ REAR ACCESS
- ✓ CHAIN FREE



Rooms

Kitchen/ Diner

22' 1" x 12' 12" (6.73m x 3.96m)

Lounge

20' 8" x 18' 1" (6.3m x 5.51m)

First Floor

Bedroom One

15' 2" x 9' 9" (4.62m x 2.97m)

Bedroom Two

12' 6" x 10' 0" (3.81m x 3.05m)

Bedroom Three

10' 5" x 9' 3" (3.18m x 2.82m)

Bedroom Four

11' 10" x 5' 1" (3.61m x 1.55m)

Family Bathroom

Shower Room

External Areas

Garden

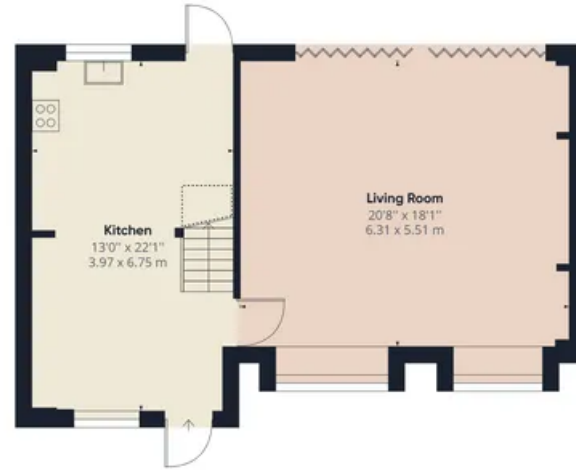
Off Road

3 Parking Spaces









Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1327.21 ft²
123.30 m²

Reduced headroom

6.03 ft²
0.56 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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