



Lincolns Field, Epping

O.I.E.O £600,000



MILLERS
ESTATE AGENTS

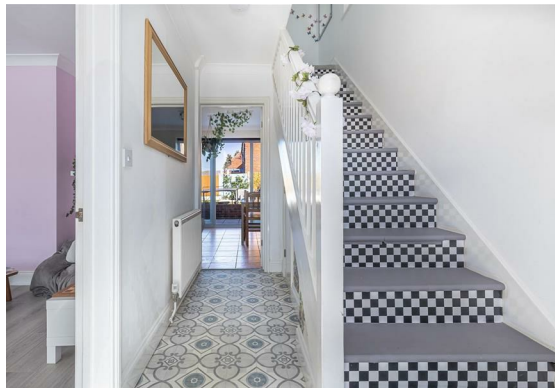
* THREE DOUBLE BEDROOMS *
EXTENDED TERRACE HOUSE * EN-SUITE
TO MASTER BEDROOM *
* FIRST FLOOR FAMILY BATHROOM *
KITCHEN/DINER * OFF STREET PARKING
*

Nestled in the charming area of Lincolns Field, Epping, this extended three-bedroom terraced house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The three well-proportioned bedrooms provide ample space for relaxation, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. A family bathroom serves the remaining bedrooms, making morning routines a breeze for everyone.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, a rare find in such a desirable location. The property is ideally situated within walking distance of Epping High Street, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, local schools and a leisure centre are just a stone's throw away, making it an ideal choice for families seeking a vibrant community.

This terraced house combines comfort, convenience, and a prime location, making it a perfect place to call home. Don't miss the chance to view this delightful property in Epping.





GROUND FLOOR

Entrance Hall

12'7" x 6'0" (3.83m x 1.82m)

Living Room

12'0" x 12'5" (3.66m x 3.79m)

Kitchen Dining Room

9'11" x 18'9" (3.02m x 5.71m)



FIRST FLOOR

Landing

12'4" x 6'0" (3.75m x 1.84m)

Study Area

8'6" x 8'2" (2.60m x 2.49m)

Bedroom Two

12'10" x 10'3" (3.92m x 3.12m)

Bedroom Three

10'5" x 10'2" (3.18m x 3.10m)

Bathroom

5'7" x 8'2" (1.69m x 2.49m)



SECOND FLOOR

Bedroom One

17'9" x 13'7" (5.42m x 4.13m)

En-suite Shower Room

6'5" x 6'5" (1.96m x 1.96m)

EXTERIOR

Rear Garden (max)

36'8" x 19'1" (11.18m x 5.82m)

Workshop

7'11" x 5'0" (2.41m x 1.52m)





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

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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