Lower Bury Lane, Epping

Asking Price £1,175,000

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MILLERS

ESTATE AGENTS

* PRESTIGIOUS LOCATION * FOUR RECEPTIONS * BEAUTIFUL 80' GARDEN * CLOSE HIGH STREET & SCHOOL * LARGE LOFT SUITABLE FOR CONVERSION - STPP *

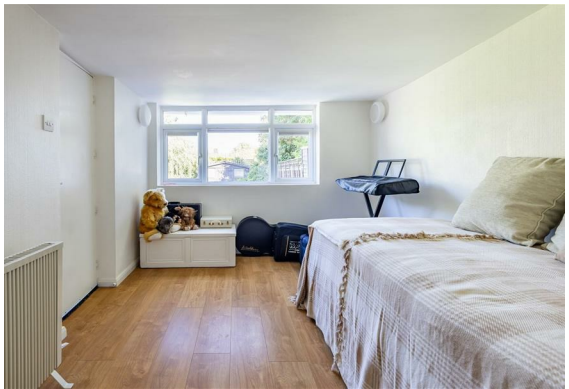
Situated in a highly desirable road this three-bedroom detached family home offers a perfect blend of comfort and potential. Spanning an impressive 2,009 square feet, the property is conveniently located just off the bustling High Street, providing easy access to local amenities while maintaining a peaceful atmosphere.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway, complete with a ground floor cloakroom. The lounge, featuring a charming fireplace, seamlessly connects to the dining room, which is enhanced by a serving hatch to the kitchen, making it ideal for entertaining. A delightful conservatory extends the living space, offering stunning views of the rear garden, perfect for relaxation and family gatherings.

The fitted kitchen is practical and functional, leading to an inner lobby that serves as a utility area. This area provides access to the garden and a versatile office or fourth bedroom, accompanied by a convenient separate cloakroom. Additionally, the property boasts a garage, ensuring ample storage and parking options. Venturing upstairs, you will find a generous landing that leads to the master bedroom, complete with an en-suite shower. Two further well-proportioned bedrooms and a family bathroom complete the upper level, providing ample space for family living. Great potential.

The front garden enjoys a lawn area with pretty shrubs and bushes, features a large driveway, accommodating at least five vehicles, while the rear garden, measuring an impressive 80 feet, is a true outdoor haven. With patio and decked areas perfect for alfresco dining, alongside a lush lawn bordered by established hedges and bushes, this garden is ideal for both relaxation and entertaining.

Wonderful quiet location close to the cricket ground, senior school along with the tennis & bowls club



GROUND FLOOR

Porch
13'8 x 4'5 (4.17m x 1.35m)

Cloakroom WC
7'5 x 3'5 (2.26m x 1.04m)

Kitchen
11'7" x 11'5" (3.52m x 3.47m)

Utility Area / Lobby
38'7 x 3'6 (11.76m x 1.07m)

Bed Four / Study Room
13'10" x 8'5" (4.22m x 2.57m)

Separate Toilet
5' x 3' (1.52m x 0.91m)

Living Room
15'0" x 13'11" (4.57m x 4.24m)

Dining Room
10'10" x 11'11" (3.29m x 3.63m)

Conservatory
16' x 14'5 (4.88m x 4.39m)

FIRST FLOOR

Bedroom One
11'4" x 11'3" (3.46m x 3.44m)

En-suite Shower Room
7'6 x 3'3 (2.29m x 0.99m)

Bedroom Two
11'2" x 13'11" (3.41m x 4.24m)

Bedroom Three
8'5" x 9'10" (2.56m x 2.99m)

Bathroom
8'8" x 7'7" (2.64m x 2.31m)

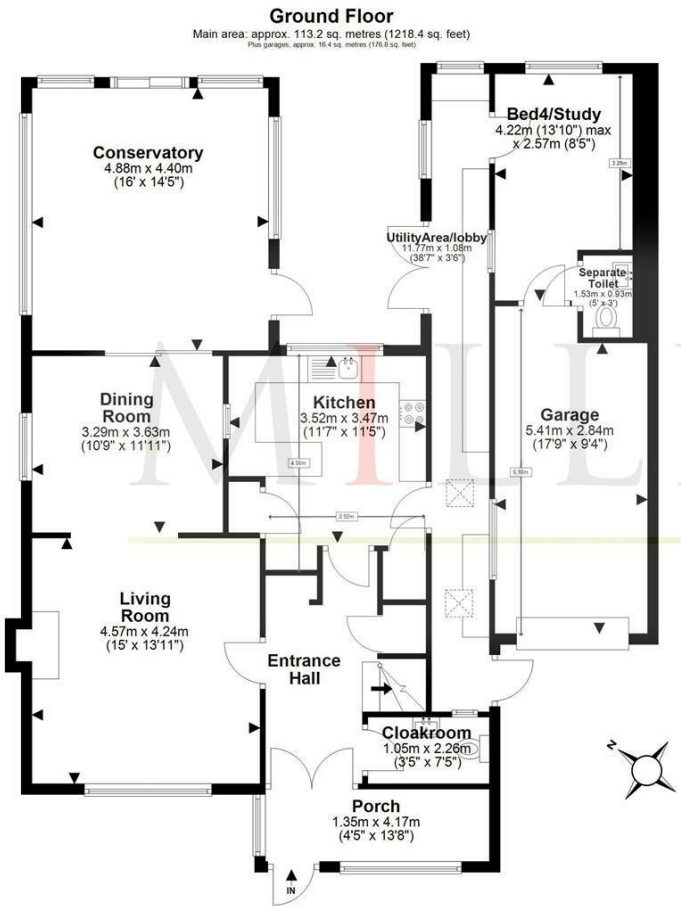
EXTERIOR

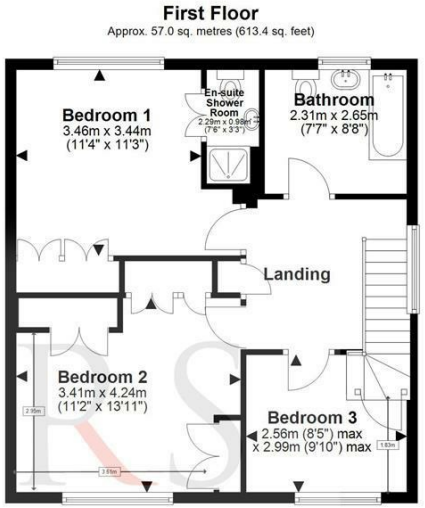
Front Garden

Front Driveway with ample parking

Rear Garden
80' x 45' (24.38m x 13.72m)

Garage
17'9 x 9'4 (5.41m x 2.84m)





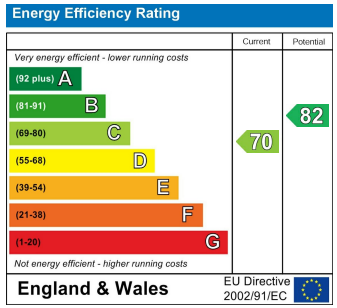
Floor Plan Key

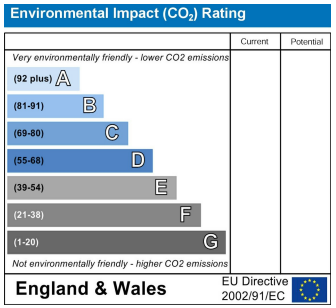
- Restricted height Measured from 1.5m height
- Room indication of where measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Main area: Approx. 170.2 sq. metres (1831.8 sq. feet)
Plus garages, approx. 16.4 sq. metres (176.8 sq. feet)

Total area including garage :
approx. 186.6 sq metres (2008.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage





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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