



**The Lodge, The Plain, Epping**  
**Offers Over £300,000**

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**MILLERS**  
ESTATE AGENTS

**\* TWO BEDROOMS \* SHARE OF FREEHOLD \* WELL PRESENTED \* GARAGE EN-BLOC \* OPPOSITE EPPING FOREST \* GROUND FLOOR FLAT \* CHAIN FREE PURCHASE \* RECENT REFURBISHMENT \***

This recently refurbished ground floor apartment features two bedrooms and includes a garage, as well as doors that lead to the communal gardens and a share of the freehold interest. It is located on The Plain, at the edge of Epping Town, adjacent to parts of Epping Forest. This scenic area is ideal for outdoor recreation and is within walking distance of Epping High Street.

Upon entering, you will find an inner hallway that leads to a combined lounge and dining room, which boasts wooden flooring and French doors that open to the garden area. The fully fitted and refurbished kitchen includes high-gloss wall and base units, worktops, and a range-style cooker. There are two double bedrooms and a newly fitted three-piece bathroom suite featuring white sanitary ware. The exterior includes communal gardens, car parking, and a block of garages. The property benefits from double-glazed windows and gas heating via radiators, and offers a share of the freehold. This is an excellent opportunity for first-time buyers or landlords. An internal viewing is highly recommended.

The Plain is within walking distance of High Street, which offers a variety of shops, bars, cafes, and restaurants. It is also conveniently located near Stonards Hill Recreational Ground and parts of Epping Forest. Epping Town provides excellent local schooling, including Epping St. John's (ESJ), Epping Primary School, Ivy Chimneys, and Coopersale Hall School. Additionally, Epping has a Tube Station on the Central Line for easy access to London, as well as great transport links to the M25 at Waltham Abbey, the M11 at Hastingwood, and the A414 to Chelmsford.





## ACCOMMODATION

### Living Room

12'2" x 18'1" (3.71m x 5.51m)

### Bathroom

8'6" x 5'7" (2.59m x 1.70m )

### Kitchen

8'10" x 8'6" (2.70m x 2.59m)

### Bedroom One

9'6" x 13'9" (2.90m x 4.19m)

### Bedroom Two

7'7" x 10'2" (2.31m x 3.10m)



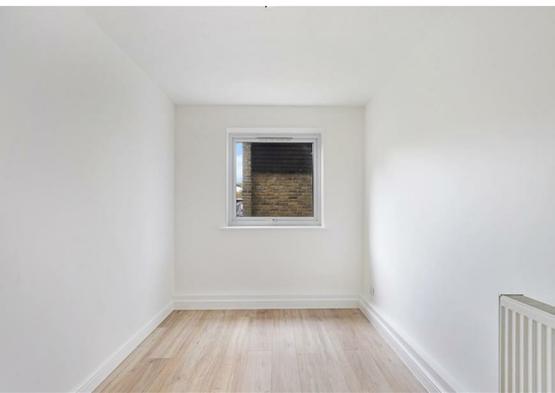
## EXTERNAL

### Communal Gardens

101'0" x 81'4" (30.8m x 24.8m)

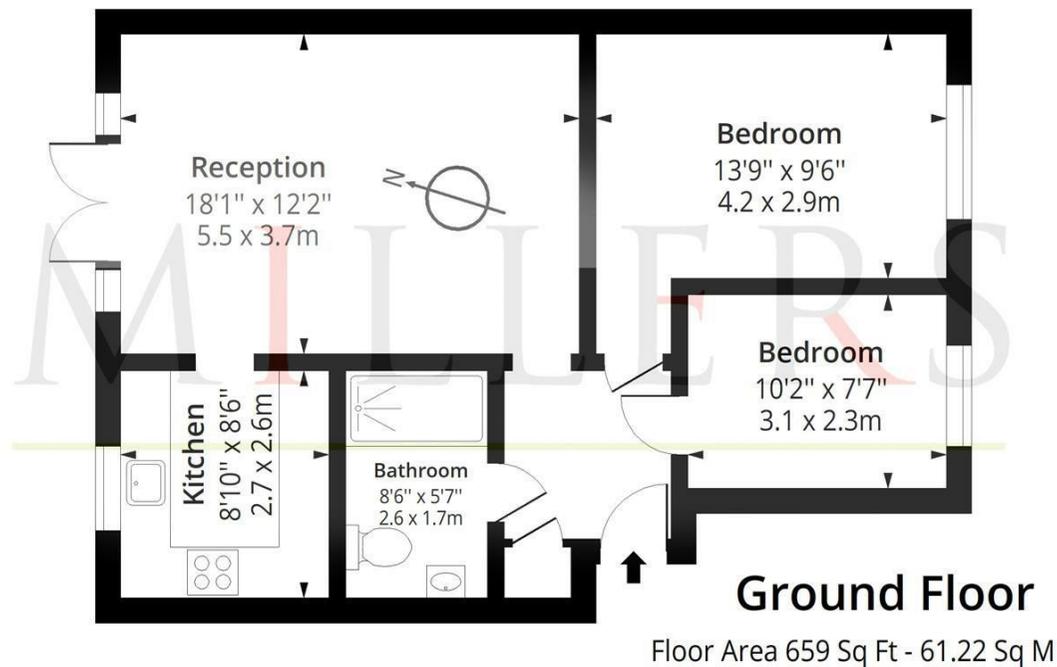
### Garage En-Bloc

17'3" x 7'7" (5.26m x 2.33m )



# The Lodge, CM16

Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/9/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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