

**Lincolns Field, Epping**

**O.I.E.O £600,000**

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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)

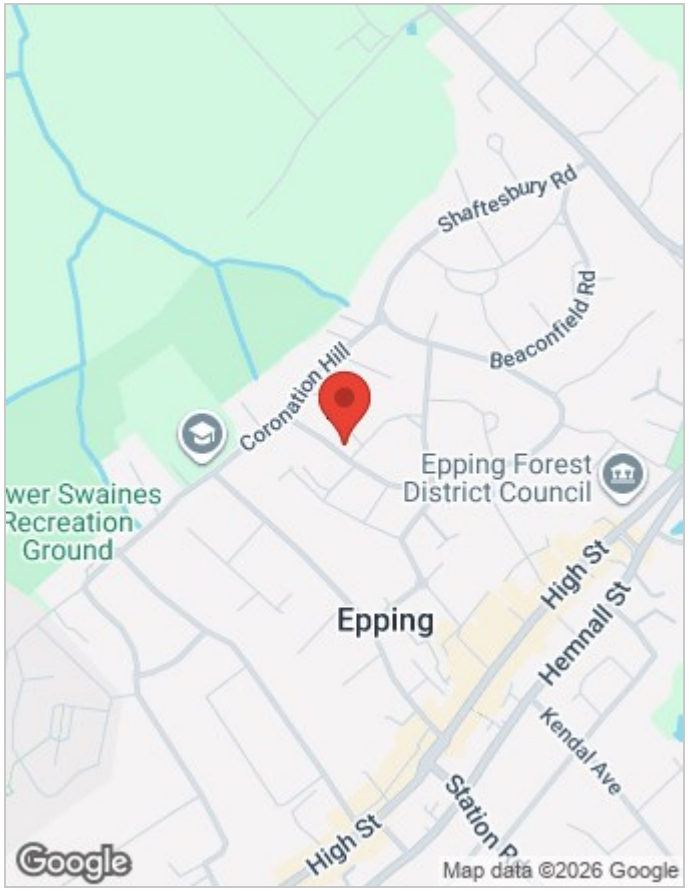
**En-suite Shower Room**
6'5" x 6'5" (1.96m x 1.96m)

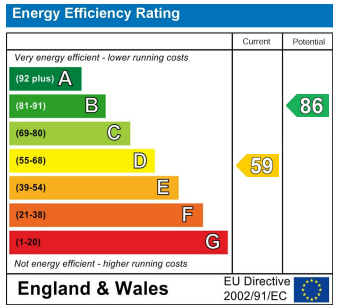
## EXTERIOR

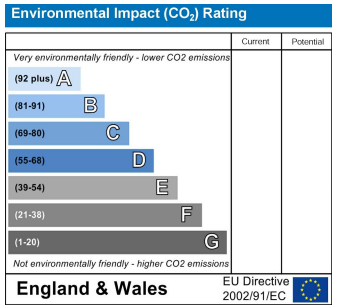
**Rear Garden (max)**
36'8" x 19'1" (11.18m x 5.82m )

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




## 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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