



**Lincolns Field, Epping**

**Price Range £650,000 to £700,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £650,000 to £700,000 \* THREE BEDROOMS \* AMPLE OFF STREET PARKING \* GARAGE \* HOME OFFICE \* POTENTIAL TO EXTEND (STP) \* ALMOST 1200 SQ. FT VOLUME \*

Nestled in the charming area of Lincolns Field, Epping, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is the large private garden plot, providing a serene outdoor space for relaxation and recreation. Additionally, the property includes a versatile home office, workshop, and garage, catering to those who require extra space for work or hobbies.

Conveniently located, this home is just a short stroll from Epping High Street, where you can find a variety of shops, cafes, and amenities. Families will appreciate the proximity to local schooling, making the morning school run a breeze.

With parking available for two vehicles, this property combines practicality with comfort, making it an ideal choice for those seeking a well-rounded family home in a desirable location. Don't miss the chance to make this lovely house your new home.

Lincolns Field is situated close to the busy High Street which provides a range of shops including a Tesco superstore, M&S food hall and several boutiques. There are several cafes, bars, restaurants, and public houses. Schooling is provided at (ESJ) Epping St Johns Comprehensive School and Epping Primary School. Transport links are available via the Central Line Tube Station serving London, the M25 at Waltham Abbey and the M11 at Hastingwood.





## GROUND FLOOR

### Dining Room

7'9" x 13'2" (2.36m x 4.01m)

### Living Room

18'0" x 10'8" (5.49m x 3.25m)

### Kitchen Breakfast Room

10'2" x 13'2" (3.11m x 4.01m)

## FIRST FLOOR

### Bedroom One

12'0" x 8'4" (3.66m x 2.54m)

### Bedroom Two

9'1" x 10'8" (2.78m x 3.25m)

### Bedroom Three

8'6" x 7'7" (2.59m x 2.31m)

### Bathroom

8'9" x 6'5" (2.67m x 1.96m)

## EXTERNAL AREA

### Office

19'10" x 6'7" (6.04m x 2.01m)

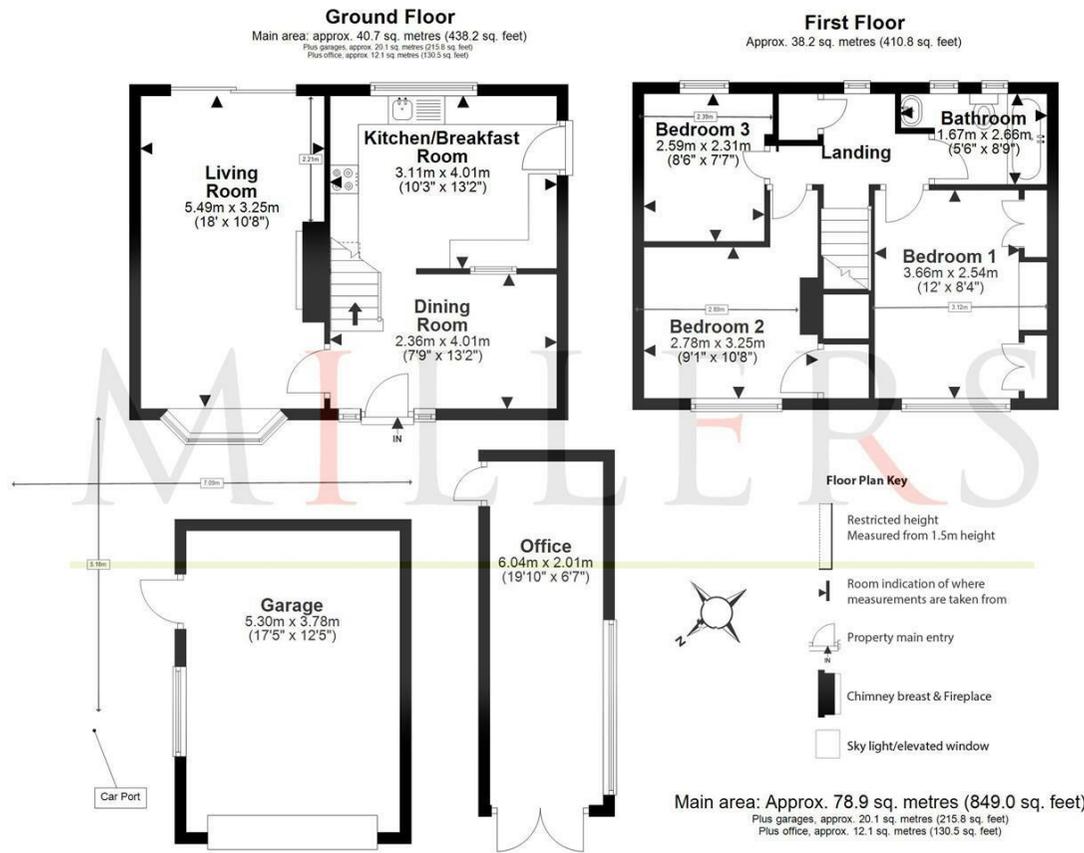
### Rear Garden

58' x 46' (17.68m x 14.02m)

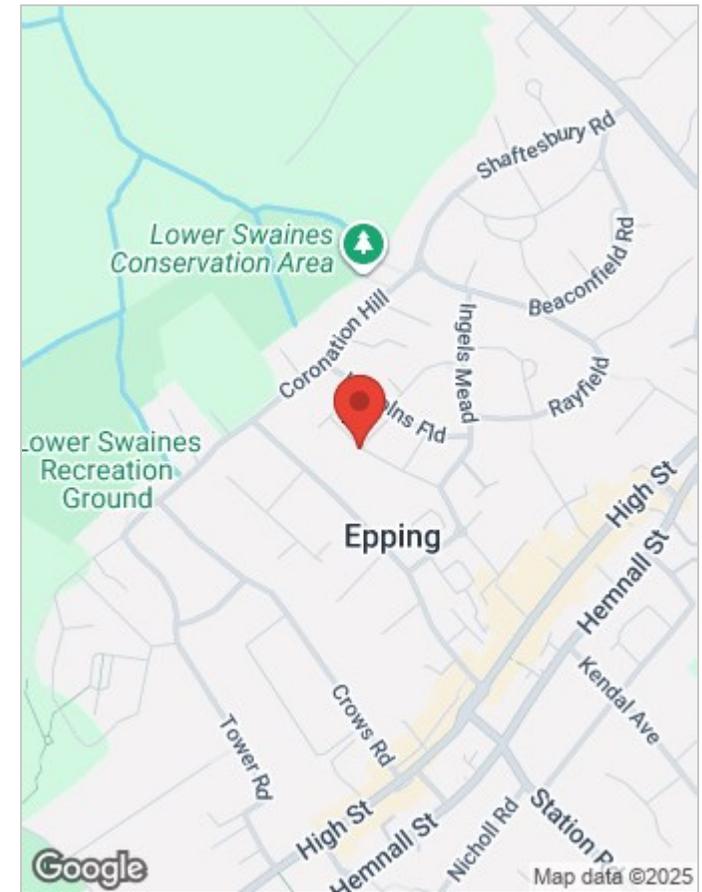
### Garage

17'5" x 12'5" (5.31m x 3.78m)





Total area including garages and outbuildings: approx. 111.1 sq metres (1195.3 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



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.