



Lower Bury Lane, Epping

Asking Price £1,250,000

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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

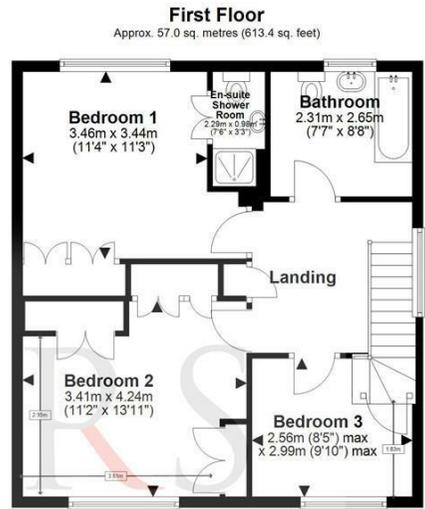
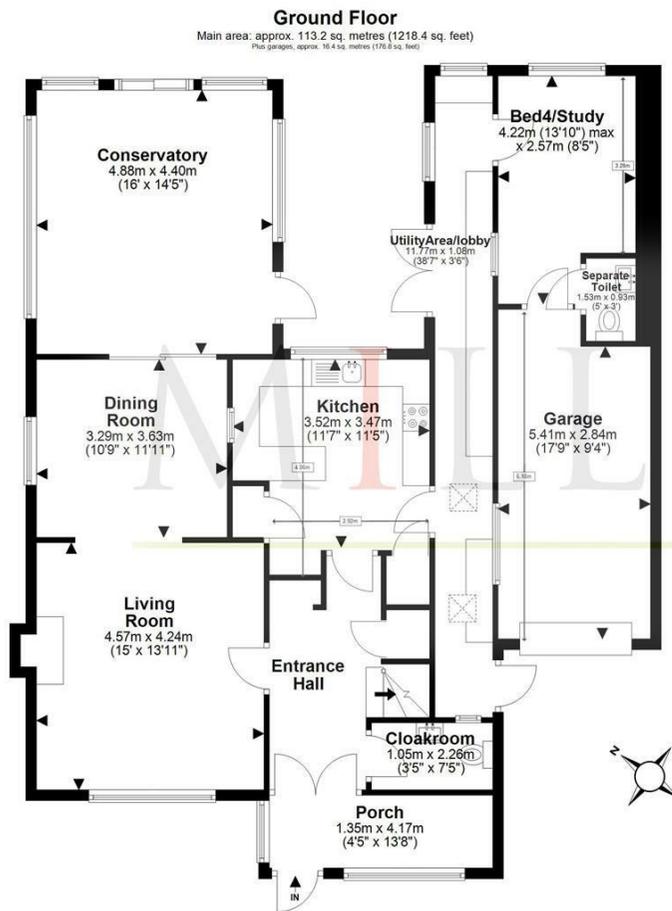
### Front Driveway with ample parking

### 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		70	