



**Lindsey Street, Epping**

**Price Range £450,000 - £485,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE £450,000 to £475,000 \*  
 CHARACTER COTTAGE \* SPACIOUS LOUNGE DINER \*  
 TWO BEDROOMS \* OFF STREET PARKING \* PRETTY  
 REAR GARDEN \* CLOSE TO HIGH STREET \* 1.2 MILES  
 TO STATION \* PERFECT FIRST PURCHASE \*

Nestled on Lindsey Street in Epping, this charming two-bedroom terraced cottage offers a delightful blend of character and convenience. Spanning 705 square feet, the property is ideally situated just a stone's throw from the bustling High Street, while also providing easy access to the serene beauty of the surrounding countryside.

Upon entering, you are welcomed by a handy entrance porch that leads into a spacious lounge diner. This inviting area is perfect for entertaining guests or enjoying quiet evenings at home. The kitchen, designed in a cosy country cottage style, boasts charming wall and base units, making it a delightful space for culinary creations. The staircase ascends to the first floor, where you will find two generously sized bedrooms, each offering a comfortable retreat. The first floor also features a well-appointed shower room, catering to your daily needs.

Outside, the property benefits from a paved front drive, providing off-street parking for one vehicle. The rear garden is a lovely outdoor space, featuring a paved area adorned with pretty pots and a seating area, perfect for enjoying the fresh air. Additionally, a timber garden shed offers practical storage, while a gate provides convenient rear access.

This cottage is not only a wonderful home but also a gateway to the vibrant local community and the picturesque countryside walks that Epping has to offer. Whether you are looking for a peaceful retreat or a lively base close to amenities, this property is sure to impress. Easy access to Epping Central Line Station, the brand new Leisure Centre & Swimming Pool and bustling High Street with a vast array of restaurants and bars.







## GROUND FLOOR

### Lounge Diner

26'7" x 10'10" (8.10m x 3.30m)

### Kitchen

11'2" x 6'7" (3.40m x 2.01m)

## FIRST FLOOR

### Bedroom One

11'10" x 10'10" (3.61m x 3.30m)

### Bedroom Two

10'6" x 6'3" (3.20m x 1.91m)

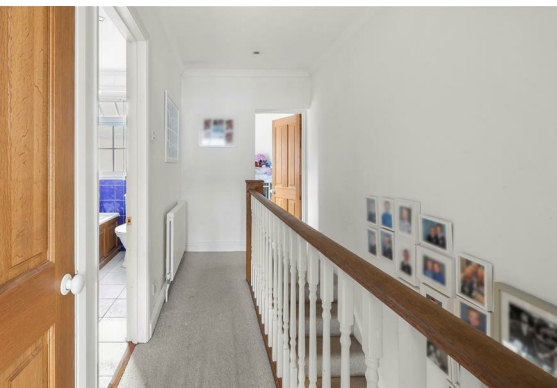
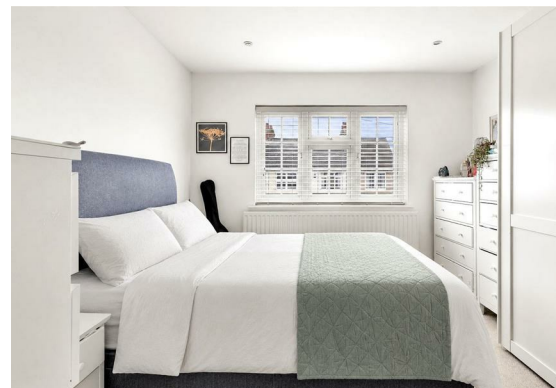
### Shower Room

9'2" x 4'11" (2.79m x 1.50m)

## EXTERIOR

### Rear Garden

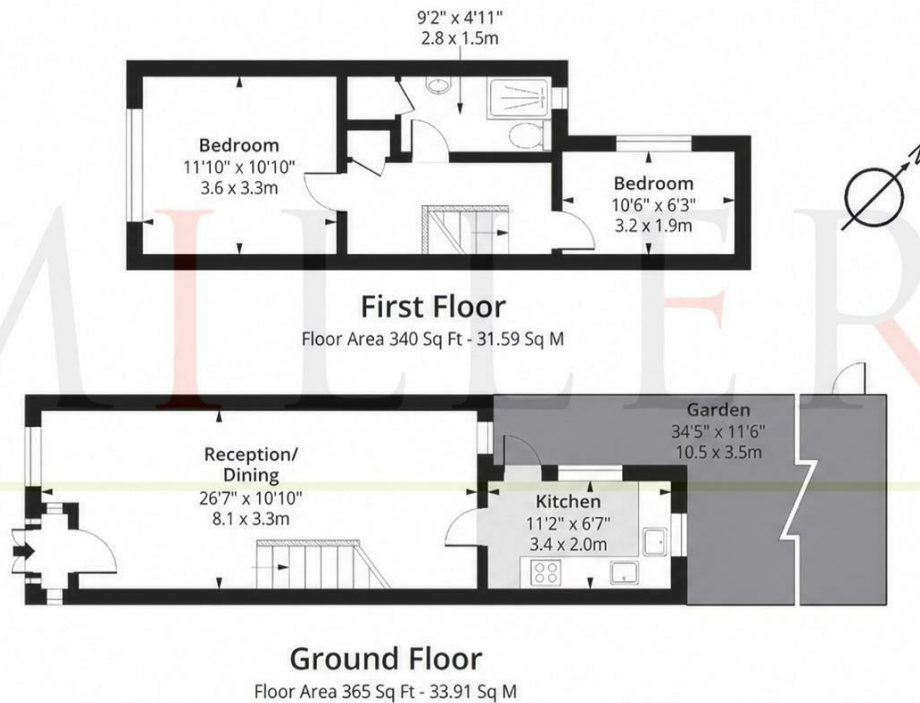
34'5" x 11'6" (10.49m x 3.51m)





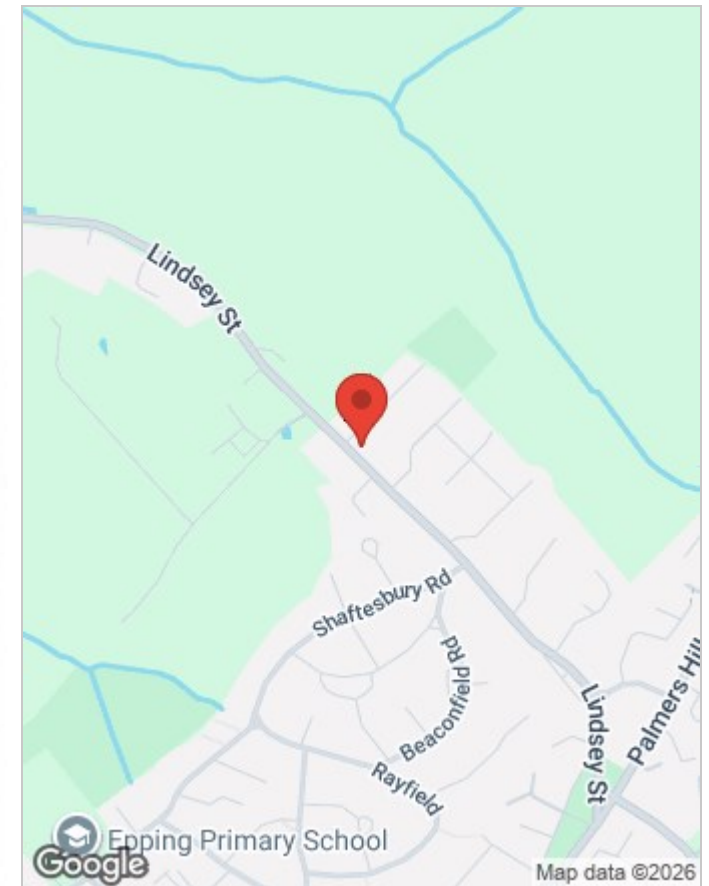
# Lindsey Street CM16

Approx. Gross Internal Area 705 Sq Ft - 65.50 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: 12/5/2026



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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                                                        |                         |           |
| 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.

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.

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk