



Lynceley Grange, Epping
O.I.E.O £850,000



MILLERS
ESTATE AGENTS

*DETACHED CHALET BUNGALOW * STUNNING COUNTRYSIDE VIEWS * EXCEPTIONAL PLOT * QUIET CUL DE SAC * GARAGE & EXTENSIVE DRIVEWAY * GREAT POTENTIAL (STPP) * CHAIN FREE *

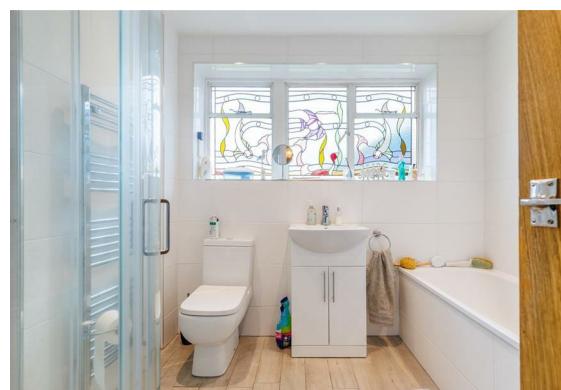
A fabulous detached two bedroom chalet bungalow with two reception rooms, kitchen/breakfast room, family bathroom and two loft rooms. Situated in a highly desirable location just a short walk to the High Street. Superb countryside views and large plot make this a must see home.

The property benefits with an entrance porch leading to a welcoming entrance hallway. A spacious lounge with a feature fireplace with a window to the front and patio doors overlooking the rear garden. The lounge opens on to a dining room having stairs to the first floor, a door gives access to a utility room. There is a master bedroom with fitted wardrobes plus a further double bedroom. A good size four piece bathroom benefits from a feature stain glass window. The first floor offers an office and entertainment room, this area could be further developed subject to the usual planning consent.

The front offers an extensive block paved driveway allowing off street parking for numerous vehicles, leading to a detached garage with an up and over door, plus a workshop. The rear garden has a patio area to the immediate rear, beautiful lawns with mature shrub and hedge borders. Two brick built store sheds, a further decked patio area, dual side access. Amazing views over the countryside gives for a perfect setting to watch the sunset.

Lynceley Grange is located within a short walk of the High Street with all of its shops, bars, cafes and restaurants. It is also within close proximity to arable farmland and parts of Epping Forest. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414.





Entrance Porch

7'4 x 2'8 (2.24m x 0.81m)

Entrance Hall

Living Room

22'0" x 12'0" (6.70m x 3.67m)

Dining Room

18'1" x 7'9" (5.52m x 2.37m)

Utility Area

3'9" x 7'9" (1.15m x 2.37m)

Kitchen/Breakfast Room

12'5" x 8'10" (3.78m x 2.69m)

Bedroom 1

12'5" x 11'8" (3.78m x 3.56m)

Bathroom

7'10 x 8'4 (2.39m x 2.54m)

Bedroom 2

9'11" x 12'2" (3.01m x 3.71m)

First Floor Landing

Loft/Office Room

7'1" x 14'3" (2.16m x 4.34m)

Entertainment Room

203 x 7'1 (61.87m x 2.16m)

Exterior

Front Garden

Block paved driveway

Garage

22' x 15' (6.71m x 4.57m)

Workshop

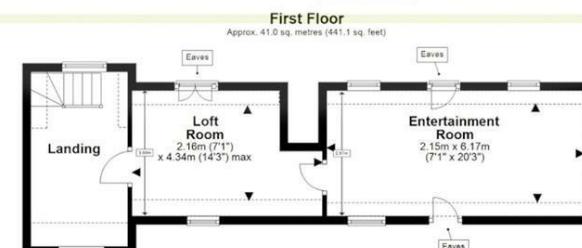
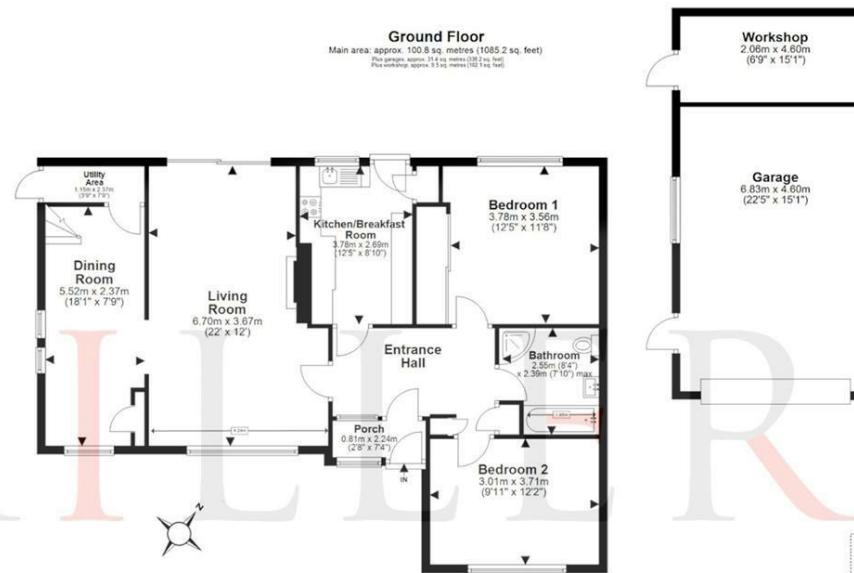
15' x 6'9 (4.57m x 2.06m)

Rear Garden

80' x 70' (24.38m x 21.34m)



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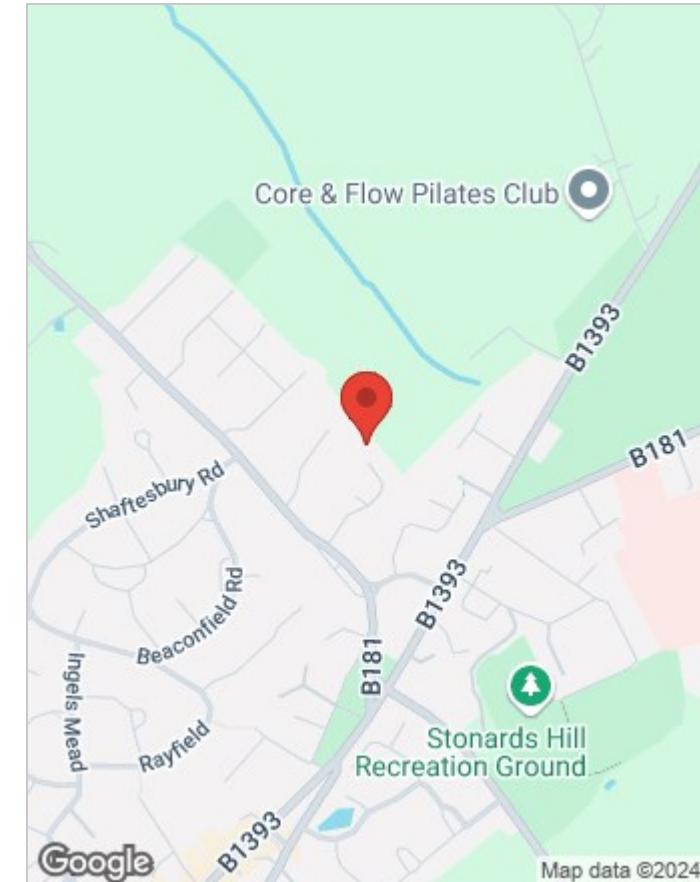
Main area: Approx. 141.8 sq. metres (1526.3 sq. feet)
Plus garage, approx. 31.4 sq. metres (338.2 sq. feet)
Plus workshop, approx. 9.5 sq. metres (102.2 sq. feet)

Total area including garages and outbuildings: approx. 182.7 sq metres (1966.6 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 footprint.
Plan produced using PlanUp.

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



| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 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