



Lindsey Street, Epping

O.I.E.O £475,000

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**MILLERS**  
ESTATE AGENTS

**\*\* CHARACTER COTTAGE \*\* SPACIOUS LOUNGE/DINER \*\* TWO BEDROOMS \*\* OFF STREET PARKING \*\* PRETTY REAR GARDEN WITH REAR ACCESS \*\* CLOSE TO HIGH STREET \*\***

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.





**Entrance Porch**

**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 Landing**

**Bedroom One**

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

**Bedroom One**

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

**Shower Room**

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

**EXTERIOR**

**Front Driveway**

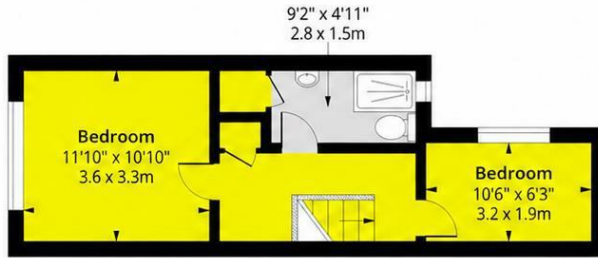
**Rear Garden**

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



# Lindsey Street CM16

Approx. Gross Internal Area 705 Sq Ft - 65.50 Sq M



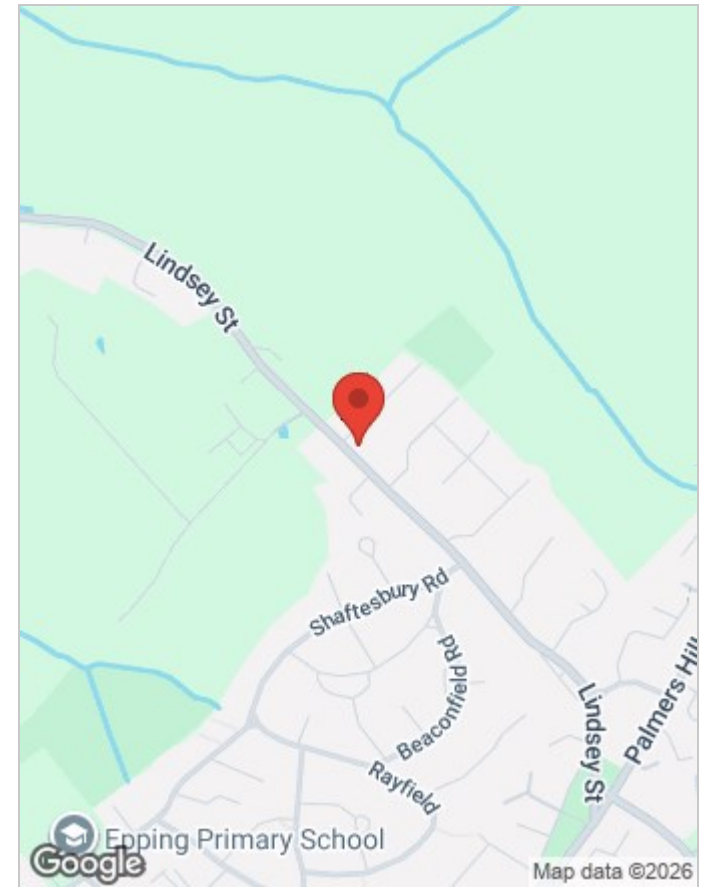
## First Floor

Floor Area 340 Sq Ft - 31.59 Sq M



## Ground Floor

Floor Area 365 Sq Ft - 33.91 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

## 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.

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		88	(81-91) B
(69-80) C			(69-80) C
(55-68) D	67		(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	England & Wales

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