

# 13 Lower Bury Lane

Epping, Epping

Council Tax band: F

Tenure: Freehold

- OFF ROAD PARKING FOR MULTIPLE CARS
- OPEN PLAN TO REAR
- FOUR DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- IN EXCESS OF 2000SQFT
- GREAT STORAGE THROUGHOUT



**Entrance Hall**

**Living Room**

17' 10" x 11' 11" (5.43m x 3.64m)

**Kitchen/ Diner**

15' 10" x 31' 6" (4.82m x 9.60m)

**Utility Room**

9' 8" x 10' 11" (2.95m x 3.34m)

**Wc**

**First Floor**

**Bedroom One**

19' 1" x 10' 11" (5.82m x 3.34m)

**En-suite Shower Room**

5' 9" x 10' 11" (1.76m x 3.34m)

**Bedroom Two**

12' 0" x 10' 11" (3.65m x 3.33m)

**Bedroom Three**

12' 0" x 8' 11" (3.65m x 2.73m)

**Bedroom Four**

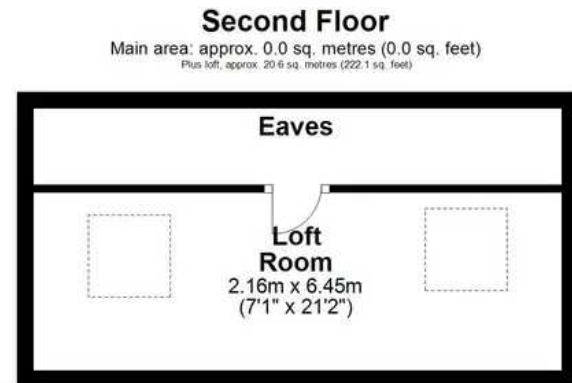
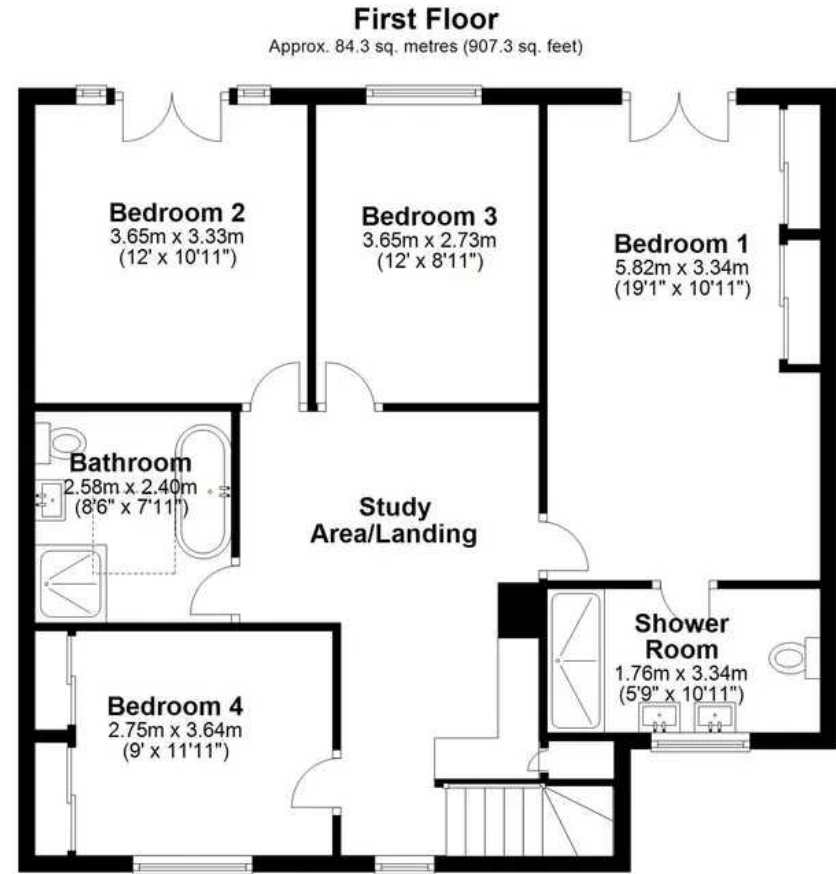
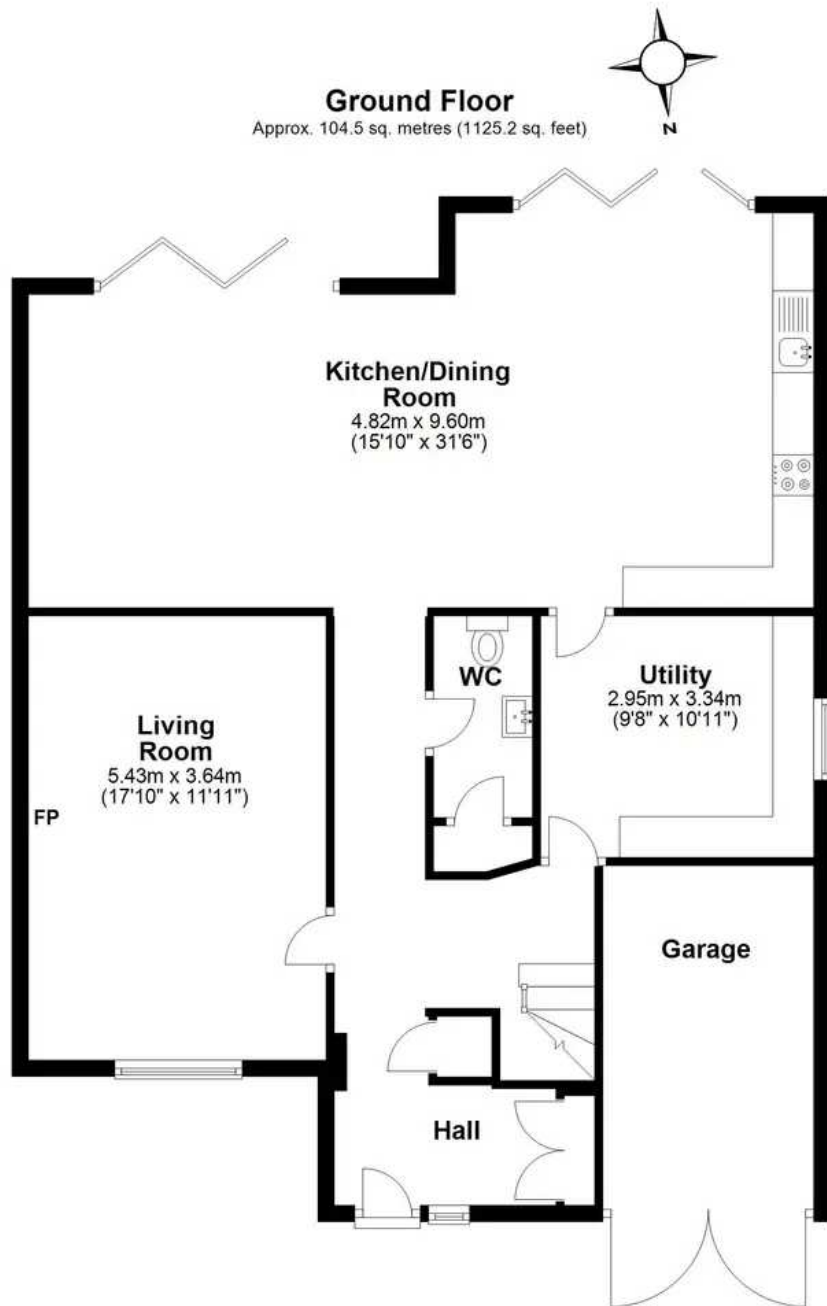
9' 0" x 11' 11" (2.75m x 3.64m)

**Family Bathroom**

8' 6" x 7' 10" (2.58m x 2.40m)







Main area: Approx. 188.8 sq. metres (2032.5 sq. feet)  
Plus loft, approx. 20.6 sq. metres (222.1 sq. feet)