

## 2 Lincolns Field

Epping, Epping

Council Tax band: E

Tenure: Freehold

- FOUR BEDROOM SEMI-DETACHED
- SHORT WALK TO EPPING SCHOOLS
- TWO BATHROOMS
- CORNER PLOT
- CLOSE TO HIGH STREET
- LARGE RECEPTION ROOMS
- GARAGE AND PARKING
- SOUTH/WEST FACING GARDEN
- UTILITY ROOM DOWNSTAIRS TOILET



**Hallway**

**Sitting Room**

20' 8" x 12' 10" (6.29m x 3.91m)

**Dining Room**

10' 8" x 9' 0" (3.26m x 2.75m)

**Kitchen**

10' 8" x 8' 6" (3.26m x 2.60m)

**Breakfast Room**

9' 7" x 8' 11" (2.93m x 2.72m)

**Utility**

8' 11" x 8' 11" (2.72m x 2.72m)

**Bedroom 1**

10' 11" x 10' 6" (3.34m x 3.21m)

**Bedroom 2**

11' 1" x 9' 9" (3.37m x 2.96m)

**Bedroom 3**

9' 6" x 8' 11" (2.90m x 2.72m)

**Bedroom 4**

10' 0" x 7' 0" (3.06m x 2.14m)

**Bathroom**

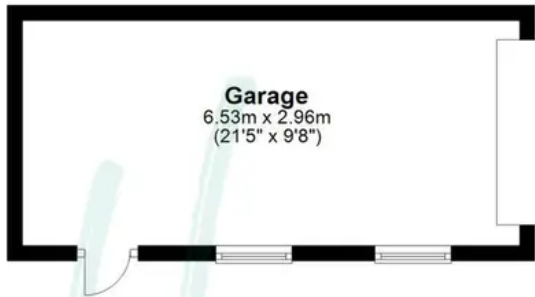
**Shower Room**





## Ground Floor

Approx. 85.7 sq. metres (922.1 sq. feet)



**Garage**  
6.53m x 2.96m  
(21'5" x 9'8")



**Sitting Room**  
6.29m x 3.91m  
(20'8" x 12'10")

**Dining Room**  
3.26m x 2.75m  
(10'8" x 9')

**Kitchen**  
3.26m x 2.60m  
(10'8" x 8'6")

**Breakfast Room**  
2.93m x 2.72m  
(9'7" x 8'11")

**Utility**  
2.72m x 2.72m  
(8'11" x 8'11")

## First Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



**Bedroom 1**  
3.34m x 3.21m  
(11' x 10'6")

**Bedroom 2**  
3.37m x 2.96m  
(11'1" x 9'8")

**Bedroom 3**  
2.90m x 2.72m  
(9'6" x 8'11")

**Bedroom 4**  
3.06m x 2.14m  
(10'1" x 7')

Total area: approx. 141.5 sq. metres (1522.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.