

# 8 Lynceley Grange

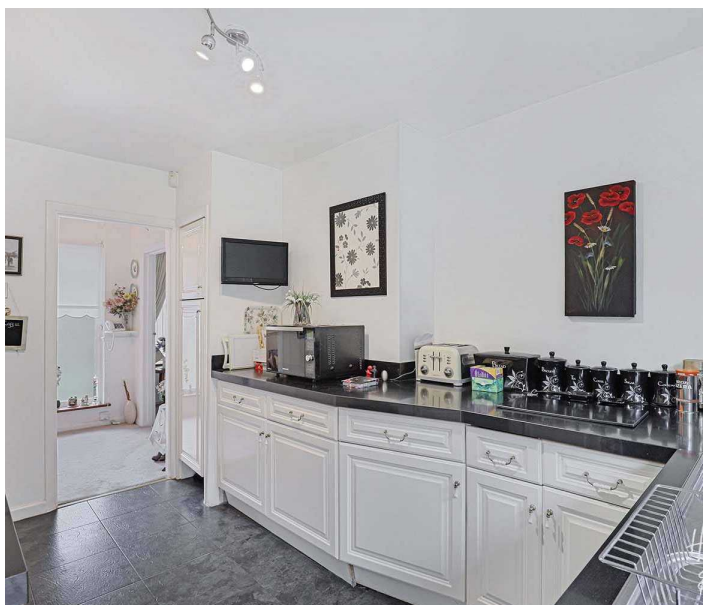
Epping, Essex

Guide Price £800,000

Council Tax band: F

Tenure: Freehold

- CHAIN FREE
- CLOSE TO HIGH STREET
- DOUBLE GLAZED
- TWO DOUBLE BEDROOMS
- SIDE ACCESS
- DOUBLE LENGTH GARAGE WITH ELECTRIC DOOR
- MODERN SHOWER ROOM
- IDEAL FOR DOWNSIZERS
- SEPERATE WC





**Entrance Hall**

**Lounge/ Diner**

22' 0" x 13' 0" (6.71m x 3.97m)

**Kitchen**

12' 5" x 10' 6" (3.78m x 3.20m)

**Bedroom One**

13' 7" x 12' 5" (4.13m x 3.78m)

**En-suite WC**

WC with basin

**Bedroom Two**

12' 2" x 9' 10" (3.70m x 3.00m)

**Shower Room**

8' 2" x 7' 9" (2.50m x 2.35m)



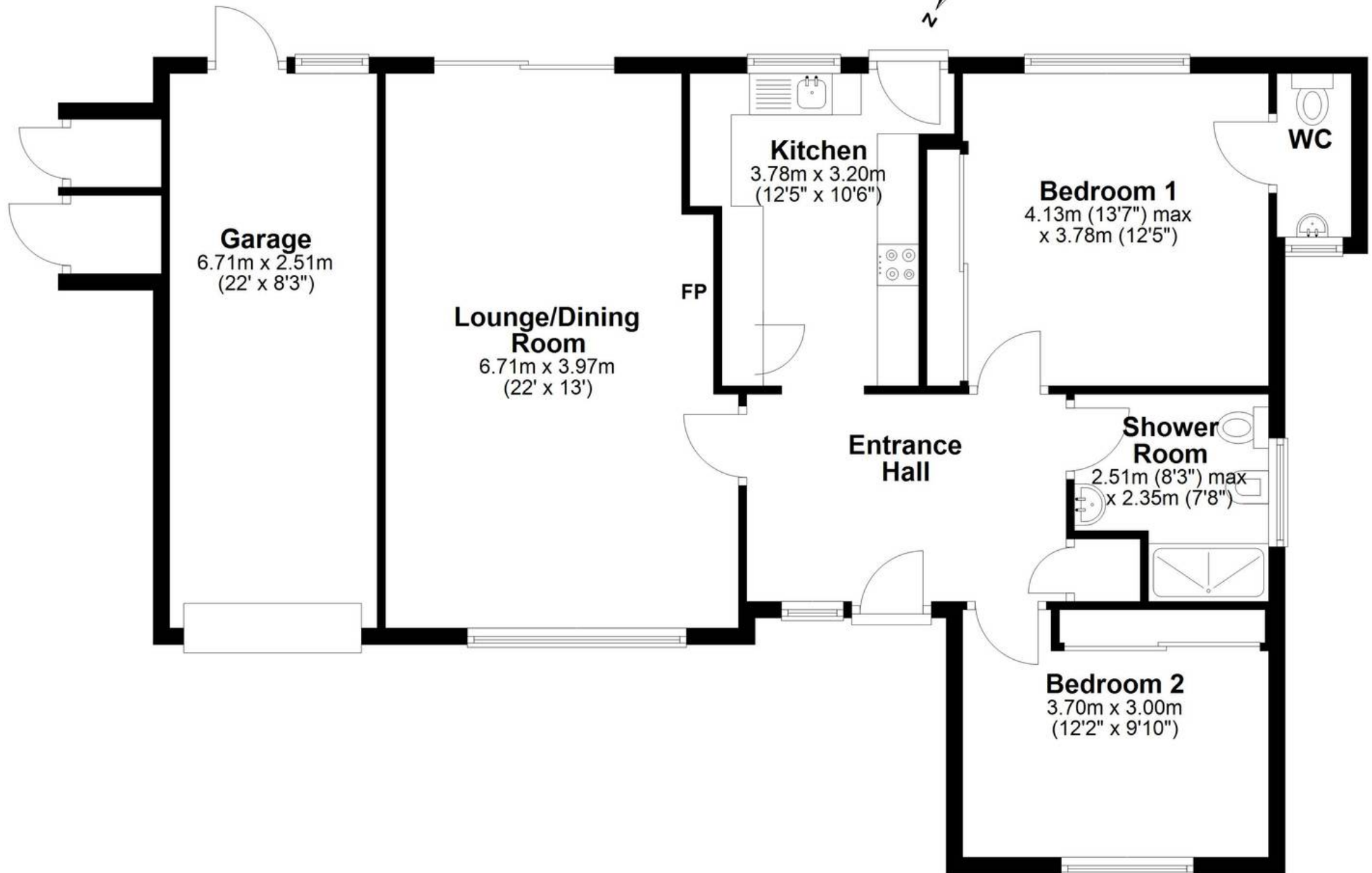






# Ground Floor

Approx. 104.3 sq. metres (1123.2 sq. feet)



**Garage**  
6.71m x 2.51m  
(22' x 8'3")

**Lounge/Dining Room**  
6.71m x 3.97m  
(22' x 13')

FP

**Kitchen**  
3.78m x 3.20m  
(12'5" x 10'6")

**Entrance Hall**

**Bedroom 1**  
4.13m (13'7") max  
x 3.78m (12'5")

**WC**

**Shower Room**  
2.51m (8'3") max  
x 2.35m (7'8")

**Bedroom 2**  
3.70m x 3.00m  
(12'2" x 9'10")

Total area: approx. 104.3 sq. metres (1123.2 sq. feet)