

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

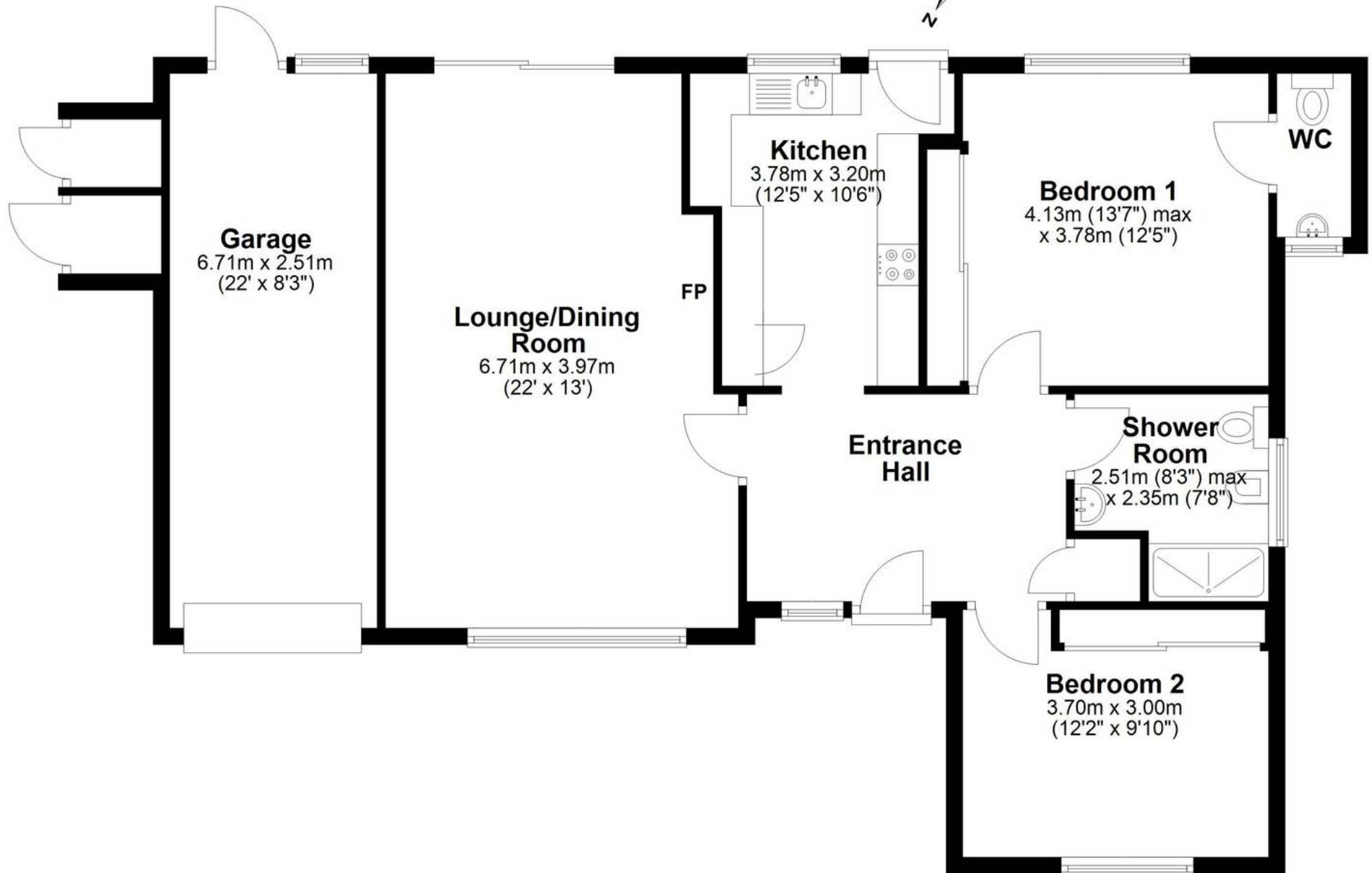
8' 2" x 7' 9" (2.50m x 2.35m)





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)