

# 40 Lindsey Street

Epping, Essex

Offers Over £450,000

Council Tax band: D

Tenure: Freehold

- OFF ROAD PARKING
- PERIOD PROPERTY
- LOFT ROOM
- IDEAL FIRST TIME BUY
- LARGE RECEPTION ROOM



### Porch

### Reception

26' 11" x 10' 11" (8.21m x 3.32m)

### Kitchen

11' 2" x 10' 11" (3.40m x 3.32m)

### Landing

### Bedroom

11' 8" x 10' 7" (3.55m x 3.22m)

### Bedroom

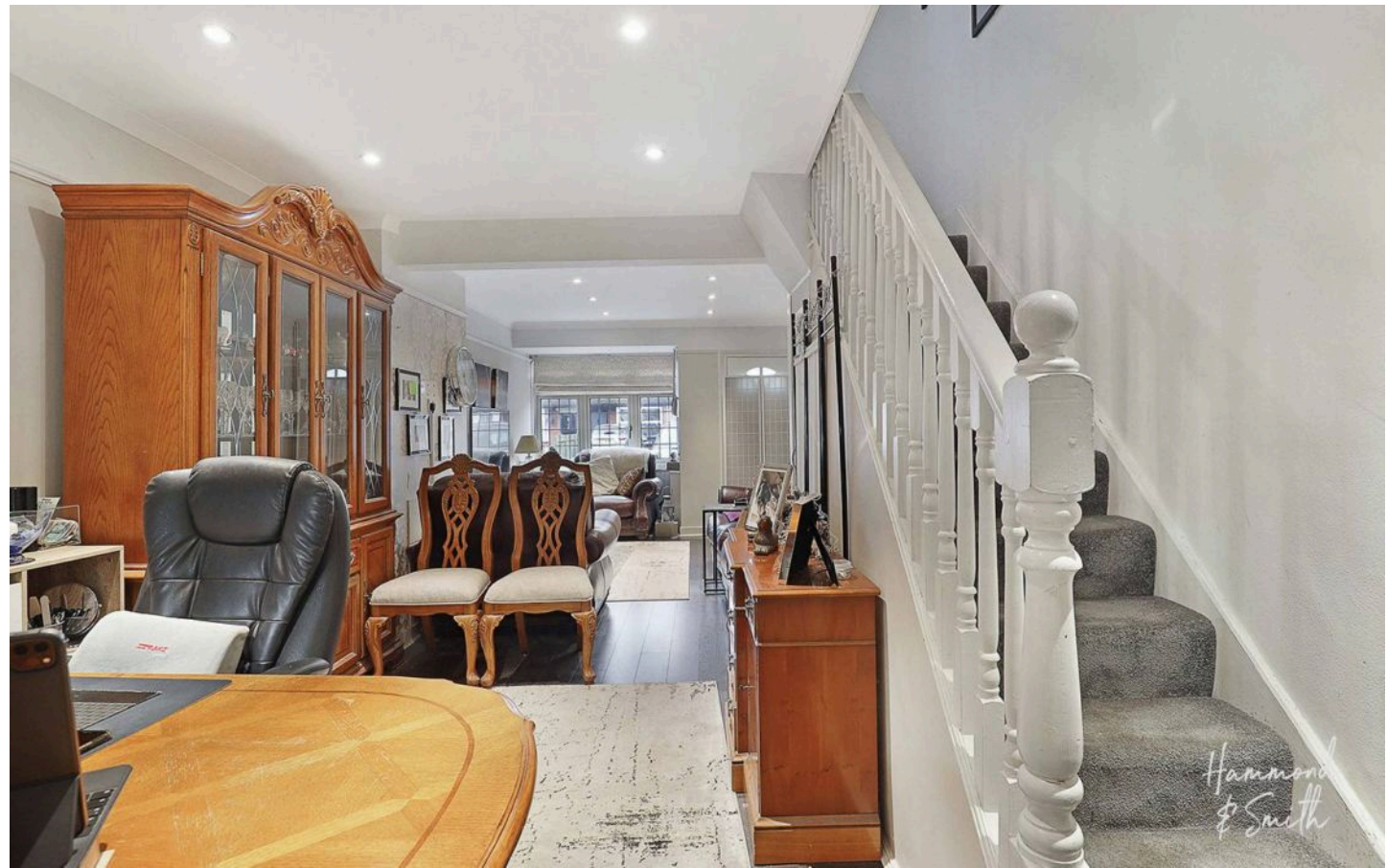
12' 6" x 5' 7" (3.80m x 1.71m)

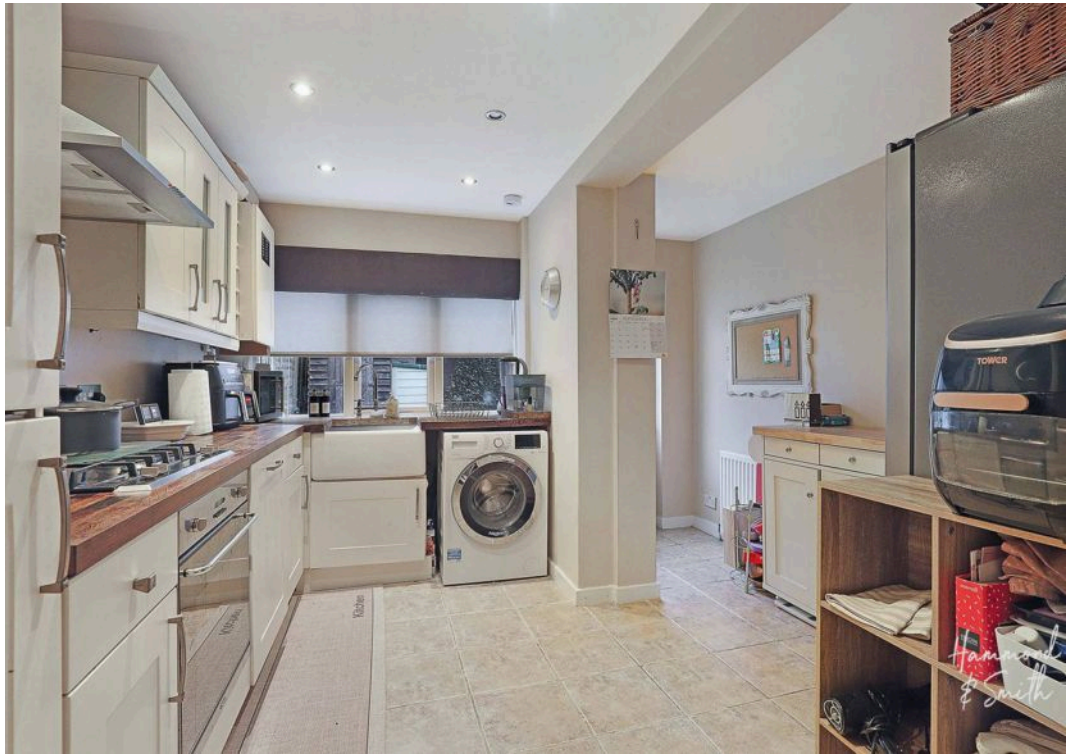
### Bathroom

10' 1" x 6' 8" (3.08m x 2.02m)

### Loft Room

14' 7" x 10' 11" (4.44m x 3.32m)





### Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



### Second Floor

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 83.8 sq. metres (901.5 sq. feet)