

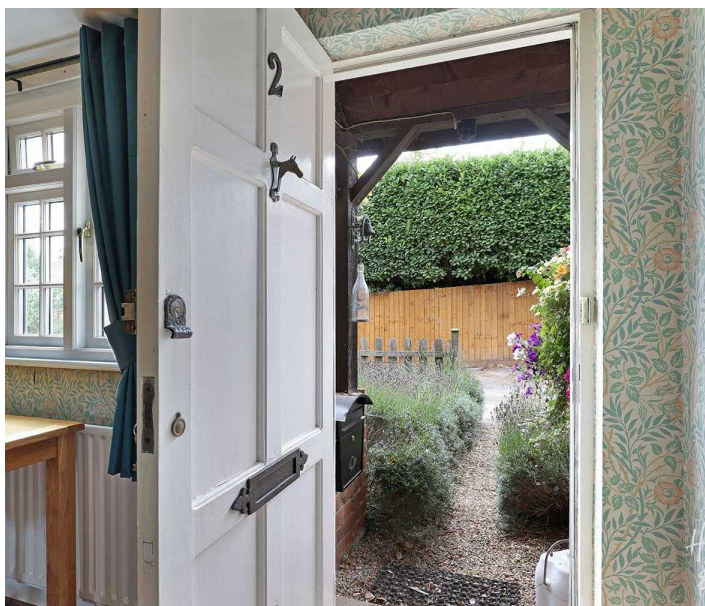
# 2 Pump Lane

Epping Green, Epping

Council Tax band: D

Tenure: Freehold

- PERIOD PROPERTY
- BACKING ONTO FIELDS
- CHAIN FREE
- DOUBLE GARAGE
- IDYLIC VILLAGE LOCATION
- CLOSE TO EPPING UPLAND SCHOOL
- ORIGINAL FEATURES
- POTENTIAL TO EXTEND (STP)



**Dining Room**

18' 1" x 11' 0" (5.51m x 3.36m)

**Living Room**

18' 1" x 11' 11" (5.51m x 3.62m)

**Kitchen**

11' 3" x 10' 10" (3.44m x 3.30m)

**Bedroom 1**

12' 1" x 10' 0" (3.68m x 3.05m)

**Bedroom 2**

11' 6" x 10' 0" (3.51m x 3.05m)

**Bedroom 3**

10' 8" x 7' 9" (3.26m x 2.36m)

**Bathroom**

10' 1" x 4' 11" (3.07m x 1.49m)





Hammond  
& Smith



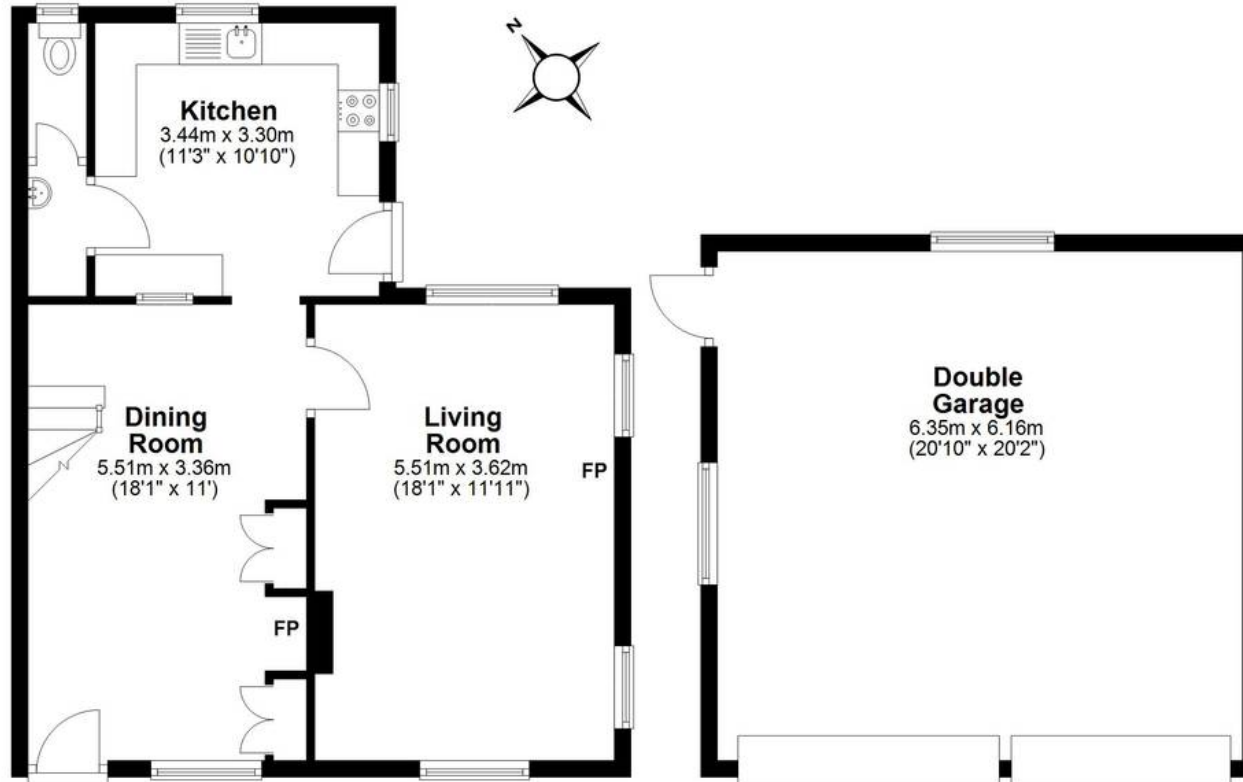
Hammond  
& Smith



Hammond  
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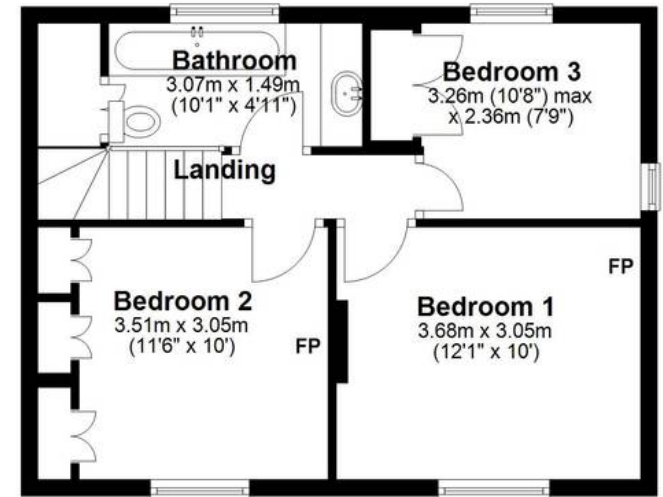
### Ground Floor

Main area: approx. 53.5 sq. metres (575.6 sq. feet)  
Plus garages, approx. 39.1 sq. metres (420.4 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Main area: Approx. 93.6 sq. metres (1007.8 sq. feet)  
Plus garages, approx. 39.1 sq. metres (420.4 sq. feet)