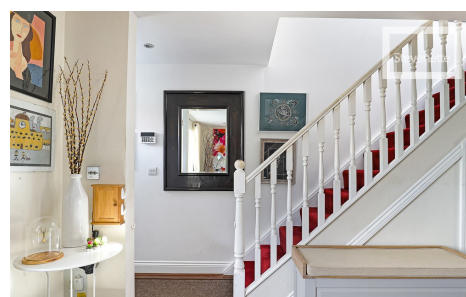


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George Cottage 109 Lindsey Street
Epping, Essex, CM16 6RE

£640,000

PROPERTY FEATURES

- End Terrace House
- 3 Bedrooms
- 2 Bath or Shower Rooms
- Double Glazing
- Gas Central Heating
- Good Parking Front and Rear

FULL DESCRIPTION

Offered with NO ONWARD CHAIN. Constructed just after the turn of the century, this end-terrace house offers a great blend of traditional and modern. Built in a period style that matches the street scene of Lindsey Street, internally, the design offers highly appealing open-plan living. A particular feature with 'wow factor', the 33' living and dining room is open to the kitchen which, in turn leads out through the conservatory to the southwest-facing garden. Upstairs there are three good bedrooms and two bath or shower rooms. With parking front and rear, this is a really practical but dynamic home that's a very reasonable walk from the cafes, shops and restaurants of Epping High Street as well as the Central Line station.

Lindsey Street is one of the town's established residential roads and leads out from the town's Memorial Green to the open countryside to the west of the town. As well as the Underground links, Epping has excellent access to the M11 and M25 network as well as many key locations.

GROUND FLOOR

OPEN-PLAN LIVING AND DINING ROOM

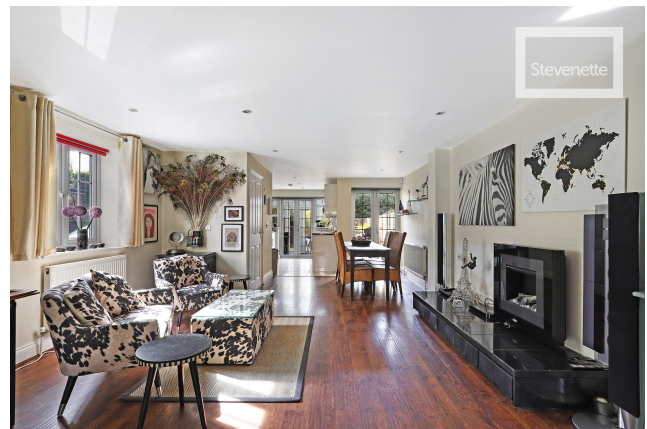
32' 10" x 14' 4" (10.01m x 4.37m)

The measurement excludes the walk-in bay window. The staircase leads off with built-in storage cupboard below. French doors open to the rear. Open to:

KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m)

French doors open to the:



CONSERVATORY

8' 5" x 8' 0" (2.57m x 2.44m)

WC

FIRST FLOOR

LANDING

A fixed set of steps allows access to the attic.

BEDROOM 1

13' 6" max x 8' 6" (4.11m x 2.59m)

SHOWER ROOM & WC

5' 7" x 4' 8" (1.7m x 1.42m)

BEDROOM 2

14' 4" max x 9' 9" (4.37m x 2.97m)

The measurement includes a built-in double wardrobe.

BEDROOM 3

10' 5" x 7' 7" (3.18m x 2.31m)

The measurements include banks of fitted wardrobes.

BATHROOM & WC

7' 9" x 6' 2" (2.36m x 1.88m)

SECOND FLOOR

ATTIC SPACE

14' 6" x 12' 11" max (4.42m x 3.94m)

The attic is floored and has a skylight. Eaves storage access

EXTERIOR

At the front of the house is a block-set driveway providing access and, to the rear of the terrace and accessible from Greenacres, is a gravelled area for the three residents of Princes Cottages to use for further parking.

The rear garden is enclosed by fencing, faces southwest and is laid to a low-maintenance design.





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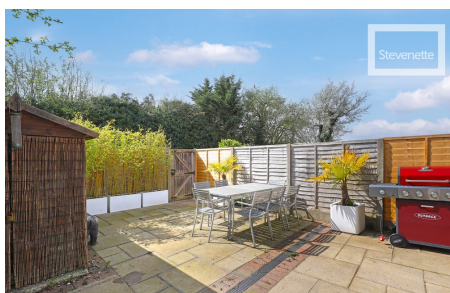
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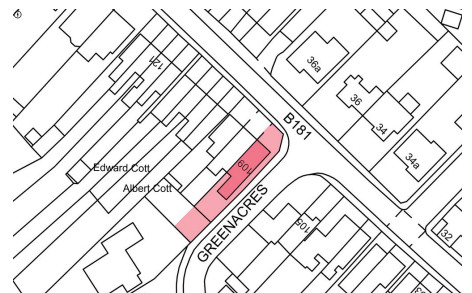
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Greenacres

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

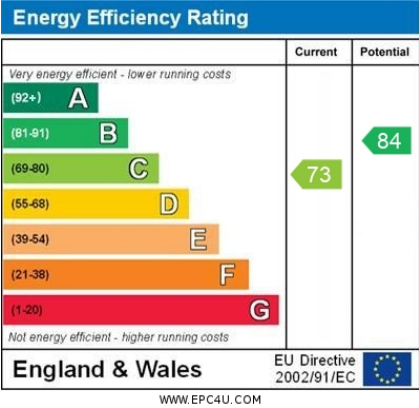
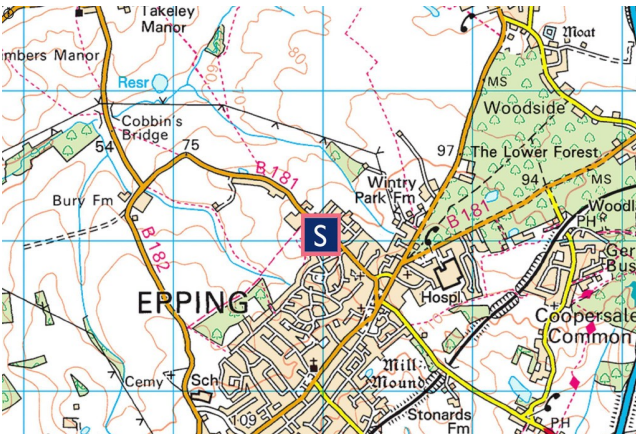
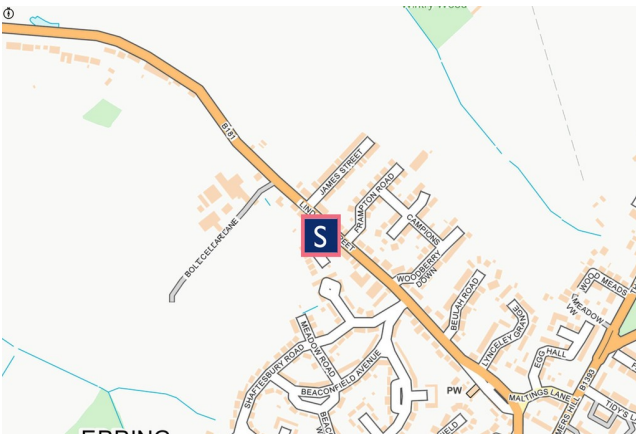
It is understood that Fibre Optic Broadband is available in this area.

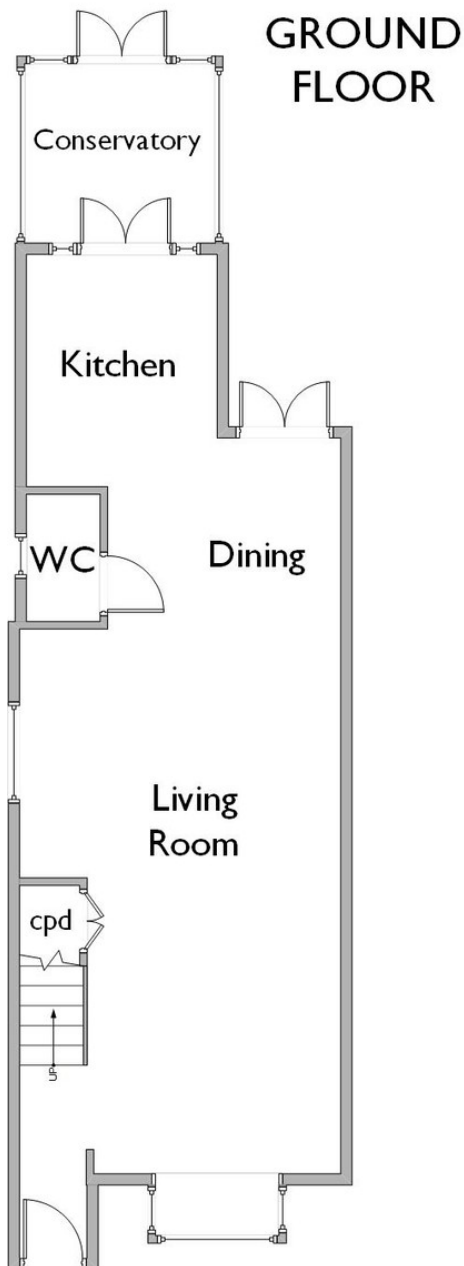
COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

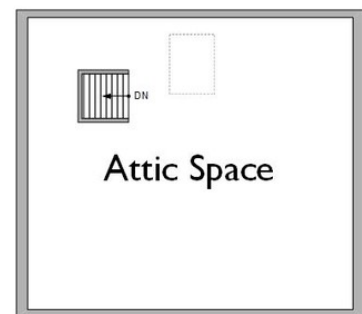
SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Primary School and Epping St John's Senior School.





Gross Internal Floor Area (excluding Attic):
Approximately
1291 sq.ft. / 120 sq.m.



PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements