



Lynceley Grange, Epping

Price Range £1,050,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £1,050,000 - £1,150,000 * LINKED DETACHED CHALET STYLE HOME * FOUR BEDROOMS * THREE BATHROOMS * RECENTLY EXTENDED AND FULLY REFURBISHED * WALKING DISTANCE OF EPPING HIGH STREET * ACCESSIBLE TO EPPING STATION * GOOD SIZE REAR GARDEN * BEAUTIFUL CONDITION *

Nestled in the charming area of Lynceley Grange, Epping, this recently extended and refurbished detached chalet-style property offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is its three well-appointed bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to accommodate both privacy and social interaction, making it a delightful space for family life.

The property is set within walking distance of Epping High Street, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, Epping Station is easily accessible, providing excellent transport links for commuters to London and beyond.

Outside, the property features a generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. With parking available for two vehicles, this home combines practicality with a serene living environment. This delightful chalet is not just a house; it is a place where memories can be made. If you are looking for a well-located, spacious family home in Epping, this property is certainly the one to consider.

Situated close to the busy High Street which provides a range of shops including a Tesco superstore, M&S food hall and several boutiques. There are several cafes, bars, restaurants, and public houses. Schooling is provided at (ESJ) Epping St Johns Comprehensive School and Epping Primary School. Transport links are available via the Central Line Tube Station serving London





GROUND FLOOR

Kitchen Family Room

16'6" x 25'7" (5.03m x 7.79m)

Dining Room

8'3" x 11'11" (2.52m x 3.63m)

Utility Room

9'1" x 7'8" (2.76m x 2.34m)



Cloakroom WC

6'10" x 4'1" (2.08m x 1.24m)

Study / Bed Five

15'4" x 7'7" (4.68m x 2.31m)

Bedroom Four

13'4" x 11'11" (4.07m x 3.63m)

Bedroom Two

10'9" x 7'5" (3.27m x 2.25m)

En-suite Shower Room

8'4" x 7'4" (2.54m x 2.24m)



FIRST FLOOR

Bedroom One

15'0" x 11'11" (4.58m x 3.64m)

Bedroom Three

12'3" x 8'9" (3.73m x 2.67m)

Bathroom

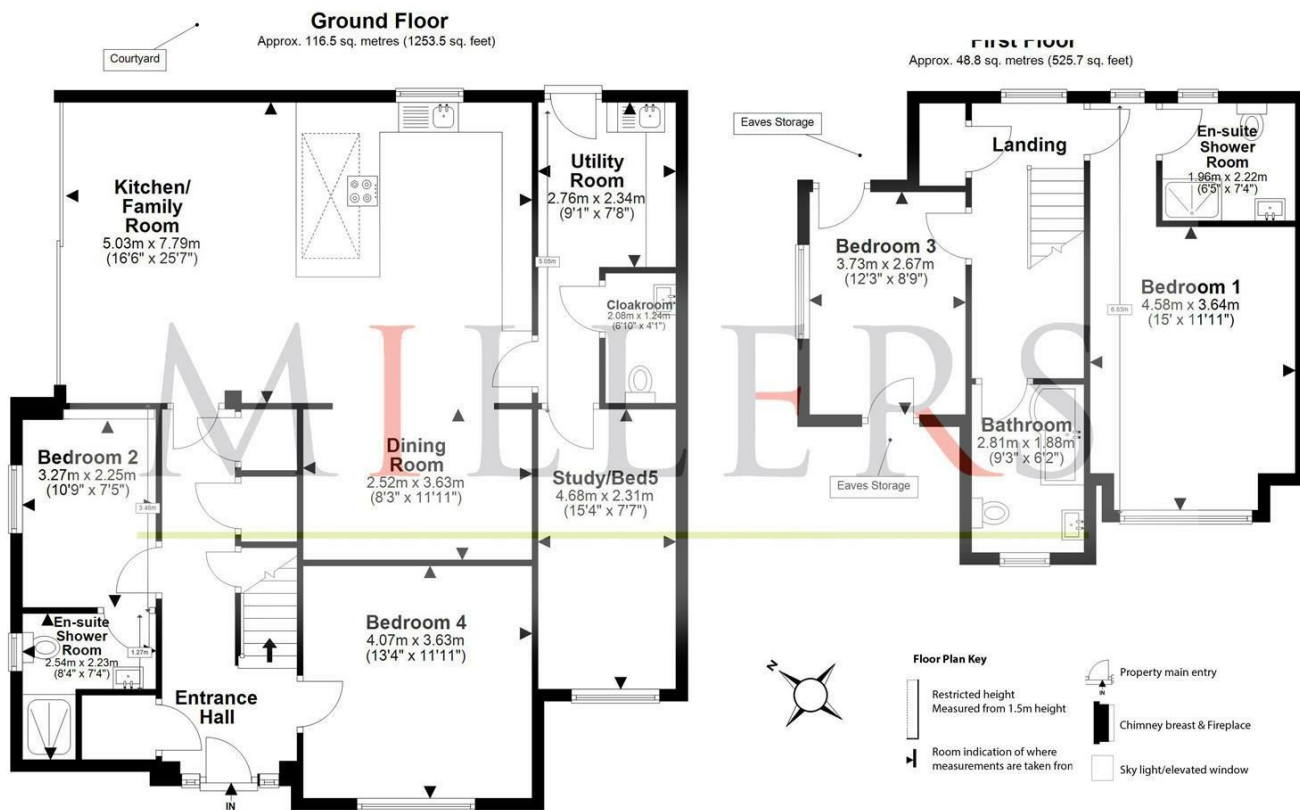
9'3" x 6'2" (2.82m x 1.88m)

En-suite Shower Room

6'5" x 7'4" (1.96m x 2.24m)



EXTERNAL AREA



Total area: approx. 165.3 sq. metres (1779.2 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D	58		(55-68) D		
(39-54) E			(39-54) E	51	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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