

2 Creeds Farm Yard Bury Lane Epping

Council Tax band: E

Tenure: Freehold

- Two double bedroom character cottage
- Garden room
- Carport parking for two vehicles
- Private gated development
- Includes co-ownership of development's paddock & front driveways (with year round access)
- Just over half an acre of land (STLS)
- Backing onto Copped Hall estate land
- Close to Epping high street & station



Entrance Hall

WC

Kitchen / Diner

14' 9" x 9' 6" (4.50m x 2.90m)

Living Room

15' 5" x 11' 2" (4.70m x 3.40m)

Bedroom

14' 5" x 9' 10" (4.40m x 3.00m)

Bedroom

15' 1" x 9' 6" (4.60m x 2.90m)

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Garden Room

9' 2" x 5' 11" (2.80m x 1.80m)

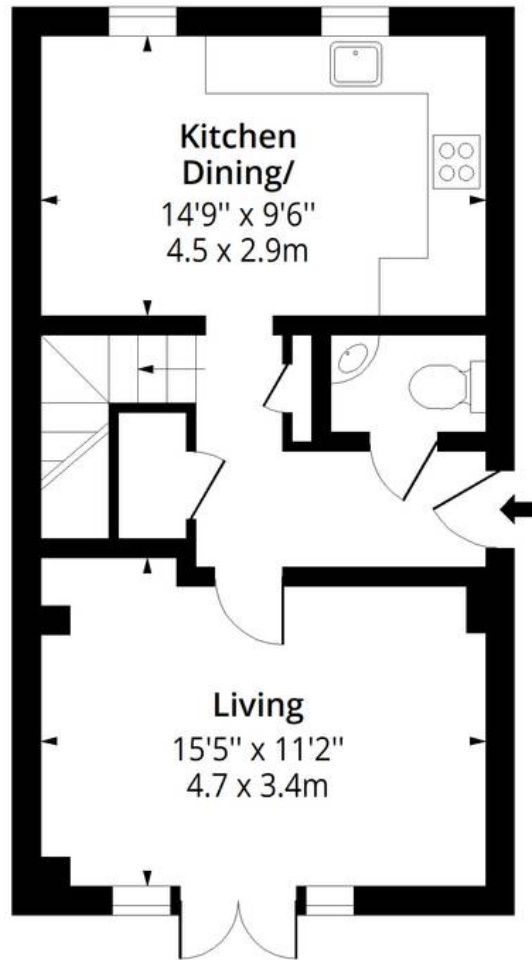




Creeds Farm Yard CM16

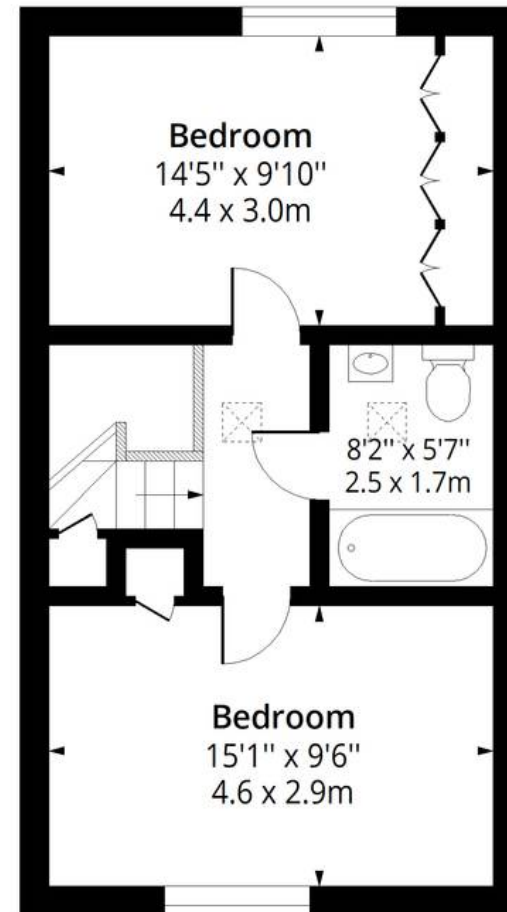
Approx. Gross Internal Area 875 Sq Ft - 81.29 Sq M

Approx. Gross Office Area 54 Sq Ft - 5.02 Sq M



Ground Floor

Floor Area 439 Sq Ft - 40.78 Sq M



First Floor

Floor Area 436 Sq Ft - 40.50 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 10/7/2026