



**Lower Bury Lane, Epping**

**Offers Over £950,000**



**MILLERS**  
ESTATE AGENTS

**\* DETACHED PROPERTY \* THREE BEDROOM HOME \*  
CHAIN FREE \* DESIRABLE LOCATION \* SOUTH  
FACING GARDEN \* NEEDS MODERNISATION \* OFF  
STREET PARKING \* GREAT POTENTIAL \***

Nestled in the sought-after location of Lower Bury Lane, Epping, this splendid detached family home offers an impressive 1,856 square feet of living space, perfect for modern family life. Just a short stroll from the vibrant High Street, this property combines convenience with a tranquil residential setting.

Upon entering, you are greeted by a welcoming hallway featuring a built-in store cupboard and a staircase leading to the first floor. The heart of the home is the spacious kitchen/breakfast room, which flows seamlessly into an inner lobby that provides access to the garage and a separate utility room. The cosy lounge, complete with a charming feature fireplace, boasts double doors that open into a delightful timber conservatory, offering picturesque views of the expansive rear garden. Additionally, the ground floor includes a separate dining room, a cloakroom, and a bathroom, ensuring ample space for family gatherings and entertaining.

The first floor landing features another cloakroom and a built-in store cupboard. The master bedroom is a true retreat, complete with a dressing area and an ensuite shower room. Two further generously sized double bedrooms provide comfortable accommodation for family or guests.

Outside, the property is surrounded by an extensive front garden, adorned with a lush lawn, mature trees, and shrub borders. The large driveway accommodates two vehicles, complemented by a carport and side access to the rear garden. The superb south-facing rear garden is a haven for outdoor enthusiasts, featuring a patio area, a spacious lawn, a greenhouse, and a timber garden shed, all framed by an array of trees, shrubs, and hedges.

This exceptional home is perfect for families seeking a blend of space, comfort, and a prime location.





## GROUND FLOOR

### Cloakroom

6' x 2'7" (1.83m x 0.79m)

### Bathroom

6'8" x 5'7" (2.03m x 1.70m)

### Kitchen Breakfast Room

14'1" x 8'8" (4.29m x 2.64m)

### Dining Room

9'11" x 11'5" (3.01m x 3.47m)

### Living Room

11'11" x 14'6" (3.64m x 4.41m)

### Garden Room

13'7" x 7'7" (4.14m x 2.31m)

### Inner Lobby

### Utility Room

6'9" x 8'6" (2.05m x 2.59m)

### Garage

17'11" x 9'1" (5.46m x 2.77m)

## FIRST FLOOR

### Bedroom One

16'6" x 12'3" (5.02m x 3.73m)

### Dressing Area

2'9" x 10'4" (0.84m x 3.15m)

### En-suite Shower Room

8'10" x 3'11" (2.69m x 1.19m)

### Bedroom Two

10'2" x 13'8" (3.11m x 4.17m)

### Bedroom Three

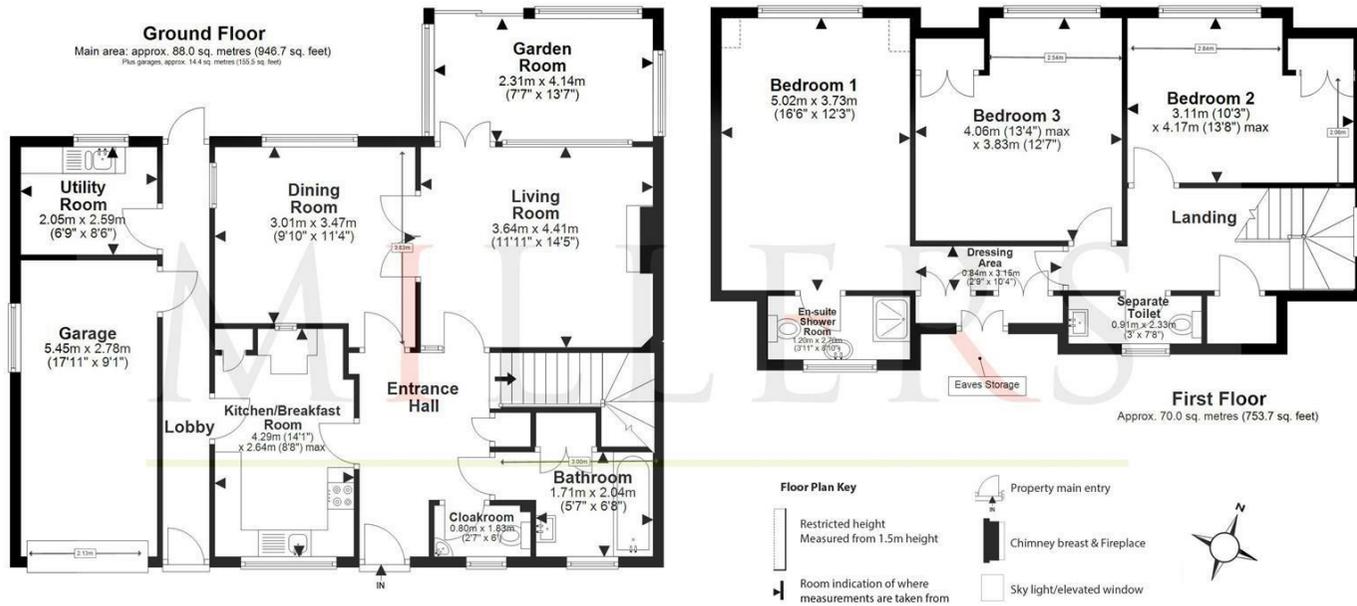
### Separate Toilet

7'8" x 3' (2.34m x 0.91m)

## EXTERIOR

### Rear Garden

70'4" x 47' (21.44m x 14.33m)



Main area: Approx. 158.0 sq. metres (1700.5 sq. feet)  
Plus garages, approx. 14.4 sq. metres (155.5 sq. feet)

Total area including garage : approx. 210.3 sq metres (1856 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		77	(55-68) D
(39-54) E	57		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales

## Viewing

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

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