

# The Bothy Flux's Lane

Epping, Epping

Welcome to The Bothy's. Available TO LET, this characterful barn conversion combines three bedrooms, an ensuite bathroom, plus a large private garden with garden room. Complete tranquility, just a short drive to Epping station and high street.

Council Tax band: A

Tenure: Freehold

- Available TO LET early June
- Three bedroom barn conversion
- Garden room
- Character features
- Ensuite bathroom
- Unfurnished
- Private garden



**Entrance Hallway**

**Living Room**

15' 3" x 19' 3" (4.66m x 5.87m)

**Kitchen**

8' 6" x 14' 1" (2.58m x 4.29m)

**Dining / Family Room**

23' 10" x 11' 11" (7.26m x 3.62m)

**Bedroom**

9' 0" x 14' 9" (2.75m x 4.50m)

**Bedroom**

9' 2" x 11' 3" (2.80m x 3.42m)

**Shower Room**

**Bedroom**

10' 4" x 7' 1" (3.16m x 2.17m)

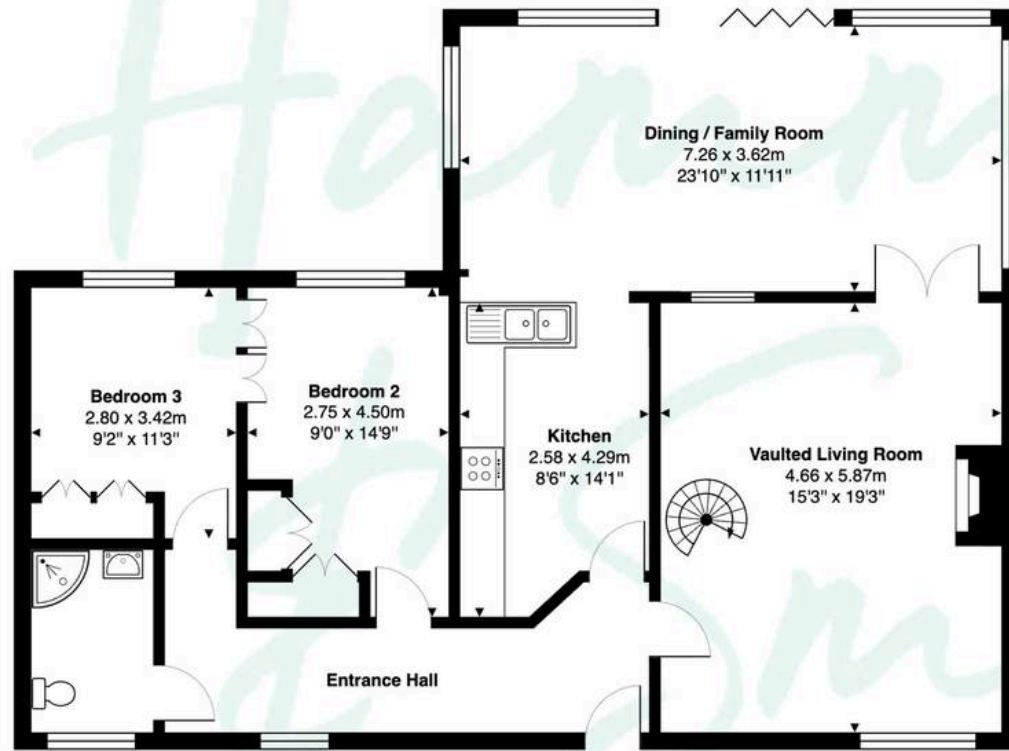
**Ensuite Bathroom**

**Garden room with sauna and shower**

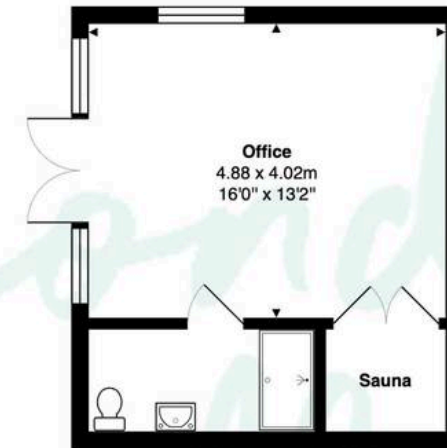




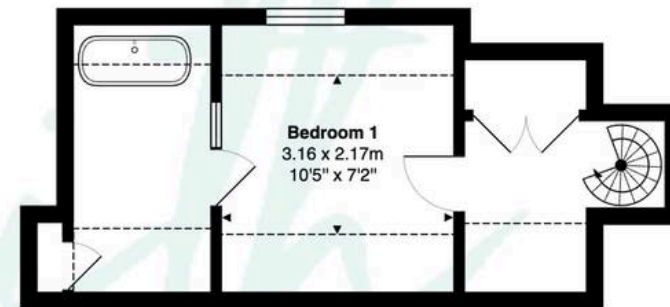
The Bothy Flux's Lane Epping, CM16 7PF



Ground Floor



**Outbuilding**  
(Not shown in actual position)



First Floor

Main area: Approx. 129.1 sq. metres (1389.3 sq. feet)  
Total area including outbuildings: approx. 154.7 sq metres (1664.9 sq feet)