



Lindsey Street, Epping

Price Range £875,000 - £900,000



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £875,000 - £900,000 \*  
DETACHED FAMILY HOME \* FOUR  
BEDROOMS \* TWO BATHROOMS \*  
BEAUTIFULLY PRESENTED GARDENS \*  
POTENTIAL FOR FURTHER EXTENSIONS \*  
NO ONWARD CHAIN \*

Nestled on the charming Lindsey Street in Epping, this splendid four-bedroom detached family home offers a perfect blend of comfort and potential. With no onward chain, this property is ready for you to move in and make it your own. Upon entering, you will find a welcoming reception room that provides a warm and inviting space for family gatherings or entertaining guests. The house boasts four bedrooms, ensuring ample space for family living or accommodating visitors. The two bathrooms are thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the beautifully presented rear garden, which serves as a tranquil retreat. It is an ideal space for children to play, for gardening enthusiasts, or simply for enjoying the stunning views that this home offers. The potential for further extensions adds to the appeal, allowing you to tailor the property to your specific needs and desires. Parking is a breeze with space for up to four vehicles, plus an integral garage making it convenient for families with multiple cars or for hosting friends and family.

This delightful home in Epping is not just a property; it is a place where memories can be made. With its attractive features and great potential, it is a must-see for anyone looking to settle in this lovely area. Don't miss the opportunity to view this exceptional family home.





## GROUND FLOOR

### Living Room

11'6" x 12'10" (3.51m x 3.92m)

### Dining Room

12'5" x 8'11" (3.78m x 2.72m)

### Bathroom (max)

7'10" x 4'11" (2.41m x 1.52m)

### Kitchen Area

11'9" x 5'11" (3.57m x 1.80m)

### Kitchen Family Room

9'9" x 21'3" (2.97m x 6.47m)

## FIRST FLOOR

### Bedroom One

9'9" x 11'9" (2.97m x 3.57m)

### Dressing Room

10'0" x 7'11" (3.05m x 2.41m)

### Bedroom Two (max)

12'0" x 9'10" (3.66m x 3.02m)

### Bedroom Three (max)

14'4" x 7'6" (4.37m x 2.31m)

### Bedroom Four

10'0" x 7'6" (3.07m x 2.31m)

### Shower Room

6'11 x 5'6 (2.11m x 1.68m)

## EXTERIOR

### Rear Garden

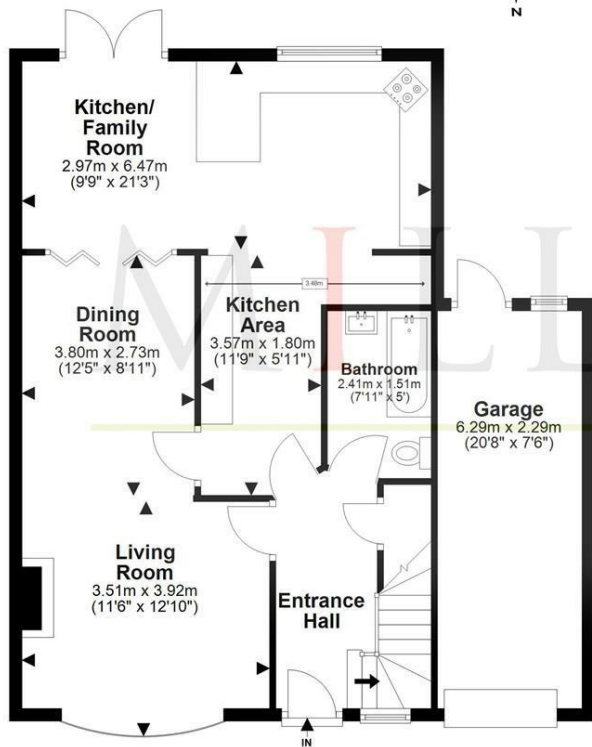
137'0 x 35'7 (41.76m x 10.85m)

### Garage

20'8 x 7'6 (6.30m x 2.29m)

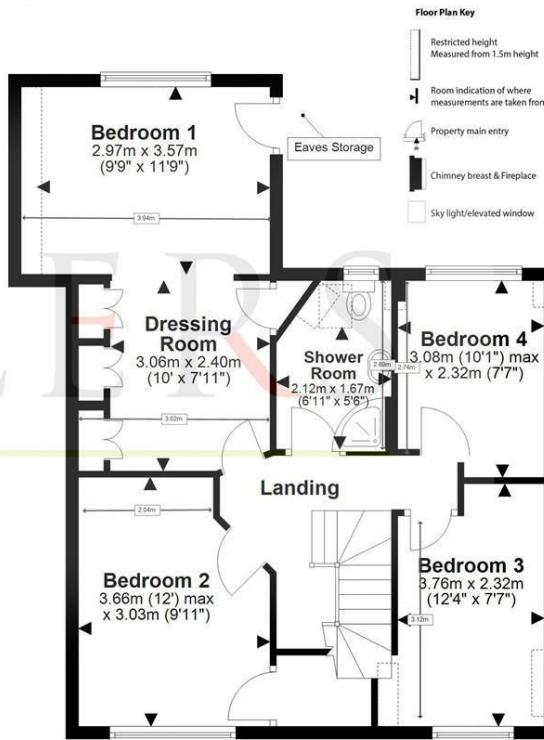


**Ground Floor**  
Main area: approx. 66.6 sq. metres (716.7 sq. feet)  
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

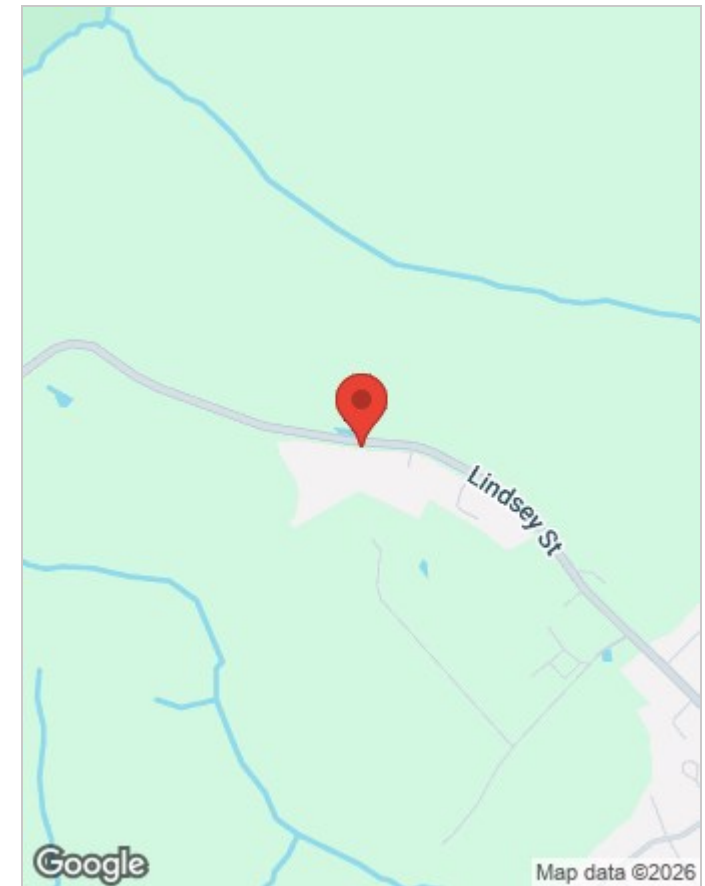
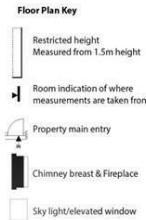


Main area: Approx. 130.5 sq. metres (1404.8 sq. feet)  
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

**First Floor**  
Approx. 63.9 sq. metres (688.1 sq. feet)



Total area including garage : approx. 144.9 sq metres (1559.6 sq feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## 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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