

# 19 Lincolns Field

## Epping

Council Tax band: D

Tenure: Freehold

- Three double bedrooms
- Top floor bedroom with ensuite shower
- Driveway
- Garden with detached brick outbuilding
- Opportunity to add own stamp
- Short walk to Epping high street



## Hallway

## Kitchen / Diner

18' 8" x 9' 10" (5.70m x 3.00m)

## Living Room

13' 1" x 12' 6" (4.00m x 3.80m)

## Office area on landing

## Bedroom

12' 10" x 10' 2" (3.90m x 3.10m)

## Bedroom

10' 6" x 10' 2" (3.20m x 3.10m)

## Bathroom

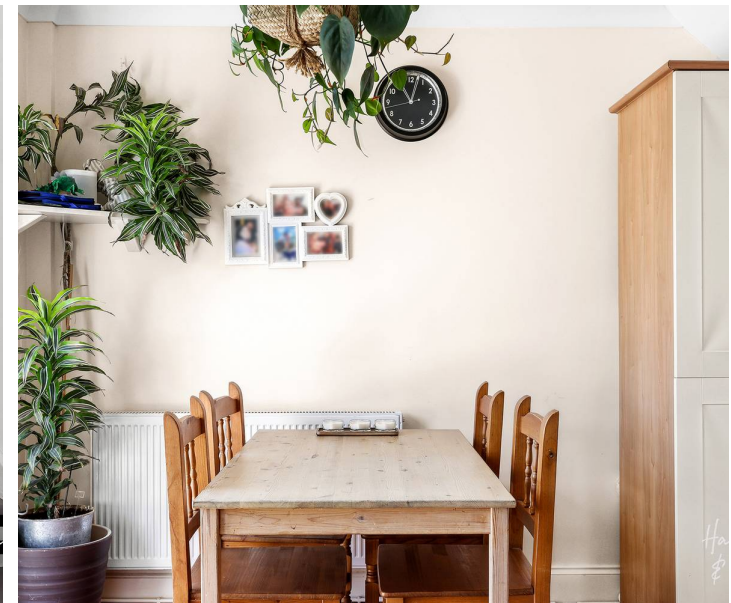
8' 2" x 5' 7" (2.50m x 1.70m)

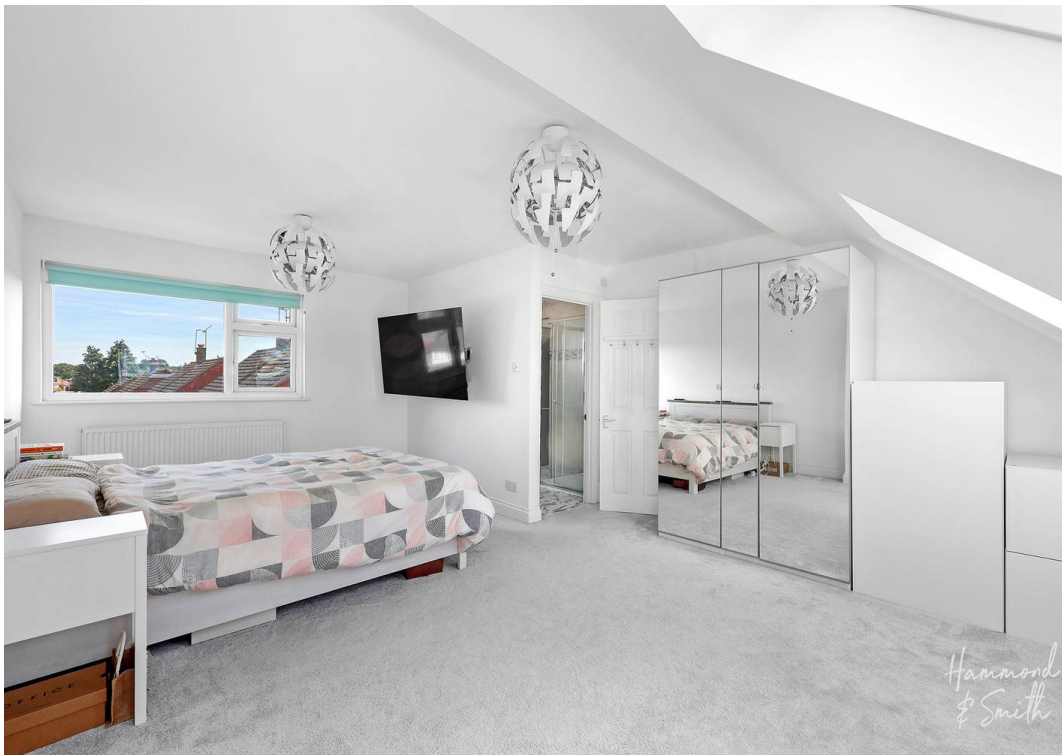
## Primary Bedroom

18' 8" x 15' 5" (5.70m x 4.70m)

## Ensuite Shower Room

6' 7" x 6' 7" (2.00m x 2.00m)



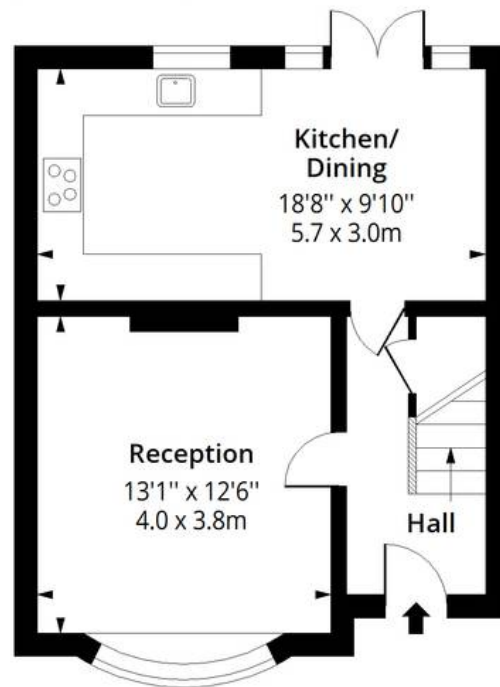
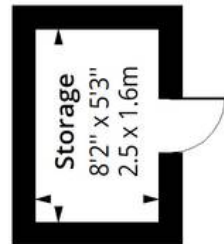


# Lincoln's Field CM16

Approx. Gross Internal Area 1294 Sq Ft - 120.21 Sq M

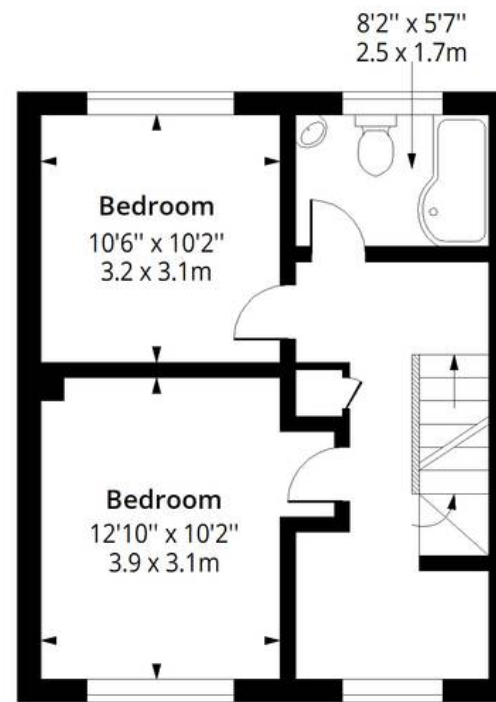
Approx. Gross Storage Area 43 Sq Ft - 3.99 Sq M

Approx. Gross Eaves Storage Area 71 Sq Ft - 6.60 Sq M



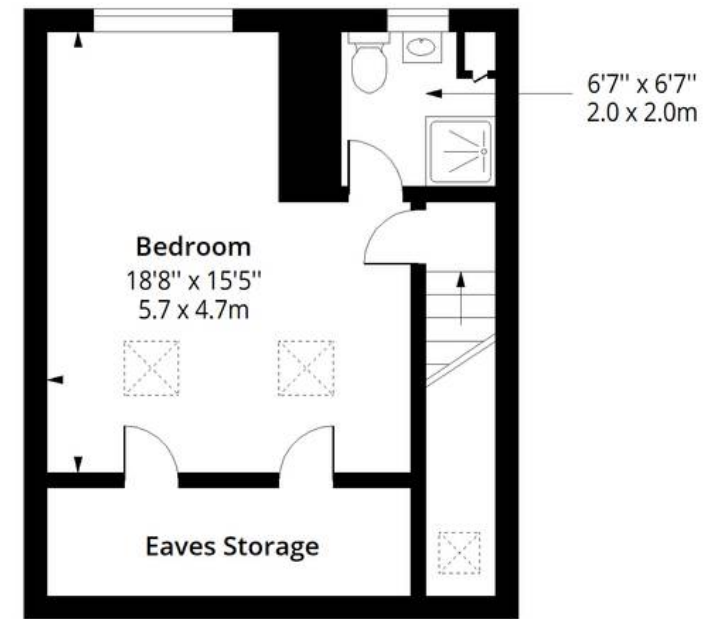
## Ground Floor

Floor Area 453 Sq Ft - 42.08 Sq M



## First Floor

Floor Area 456 Sq Ft - 42.36 Sq M



## Second Floor

Floor Area 385 Sq Ft - 35.77 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: 8/7/2026