



Lindsey Street, Epping, CM16

BUTLER & STAG



**Guide Price £525,000 - £550,000**

**Beautifully presented and surprisingly spacious two-bedroom terraced property offering approximately 775 sq. ft. of versatile accommodation arranged over two floors. Combining generous room proportions with a practical layout, this attractive home is ideal for first-time buyers, young professionals, small families, or buy-to-let investors alike.**



## Freehold

- Mid Terraced Family home
- Two Bedrooms/Two Bathrooms
- Two Reception Rooms
- Downstairs Shower Room
- Well Presented
- Off Steet Parking
- Outbuilding With Decking Area
- Electric Charger

The ground floor opens into a bright and welcoming living room with ample space for both seating and storage, creating a comfortable setting for everyday living. To the rear, a spacious dining room provides an excellent entertaining space and flows naturally into the fitted kitchen, which offers a good range of worktop and cupboard space. A modern ground floor shower room adds further convenience and functionality to the home.

Upstairs, the property benefits from two well-proportioned double bedrooms, both offering excellent natural light and comfortable accommodation. The principal bedroom further enjoys the luxury of a private en-suite bathroom, creating a practical and desirable layout rarely found in similar homes of this size.

Additional benefits include useful under-stairs storage, a well-balanced floorplan, and excellent potential for buyers looking to personalise or further enhance the property over time.

Ideally situated on Lindsey Street, the property is conveniently positioned within easy reach of local shops, cafes, supermarkets, schools, and transport connections, making it well suited for commuters and those seeking convenient day-to-day living.

Early viewing is highly recommended to fully appreciate the space, layout, and potential this charming home has to offer.





**Ground Floor**  
Approx. 38.6 sq. metres (415.7 sq. feet)



**First Floor**  
Approx. 33.3 sq. metres (359.0 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Lindsey Street

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