



The Shrubberies, Lindsey Street, Epping, CM16 6RB

£750,000 In Excess of

*Hammond
& Smith*

Property Description

A spacious and bright two bedroom semi-detached bungalow in the terrific spot of Lindsey St, Epping.

Positioned in a secluded spot alongside two further bungalows, this property oozes curb appeal. With its impressive and welcoming front drive framed by mature trees and gorgeously green front lawn, arriving at this property is a real treat. Inside, there is fantastic opportunity to unlock the potential of this home. With beautiful high ceilings, spacious rooms and plenty of natural light, you have the perfect ingredients to make a simply stunning home. Whether you are in need of single storey living, an investment purchase, or looking to create your dream property, this well-loved rare find is a true delight.

The layout of this property is fantastic, providing great circulation throughout. Entering the front door a large hallway includes doors to the family bathroom, the two bedrooms, kitchen, and living/dining room. Both bedrooms include fitted wardrobes and the master is a great size. The living/dining room is a wonderfully open space with patio doors leading out onto the conservatory. Inside the kitchen you will find a u-shaped fitted kitchen with a separate utility and workshops space, both opening out onto the rear garden.

If you are green fingered, the rear patio garden offers a blank canvas to create an outdoor oasis. Or, if gardening isn't for you, the low maintenance design is simply perfect. What's more, from the garden you also have access to a separate brick built garage - a perfectly sized outbuilding with endless possibilities.

Lindsey Street is just a short walk away from Epping High Street where you will find plentiful restaurants, cafe's and shops. Blessed with so much choice, you will find the historic Church's Butchers, an M&S Food Hall and Amy Louise



Florist in location. With a thriving community that includes many clubs, societies, schools and much more, Epping is a desirable place to call home. If you are looking for an opportunity to create your dream property, don't miss out on this home with a heart!

Key Features

- ✓ LARGE FRONT GARDEN
- ✓ IN NEED OF MODERNISATION
- ✓ CLOSE TO EPPING HIGH STREET
- ✓ PRIVATE EXCLUSIVE DEVELOPMENT
- ✓ POTENTIAL TO EXTEND
- ✓ AMPLE PARKING WITH GARAGE
- ✓ DOUBLE GLAZED
- ✓ GAS CENTRAL HEATING



Rooms

Entrance Hall

Living Room

19' 6" x 14' 10" (5.94m x 4.53m)

Dining Room

12' 6" x 11' 1" (3.82m x 3.39m)

Conservatory

8' 12" x 11' 3" (2.74m x 3.42m)

Kitchen

8' 10" x 13' 11" (2.7m x 4.24m)

Bedroom One

13' 2" x 12' 2" (4.02m x 3.7m)

Bedroom Two

11' 7" x 7' 12" (3.52m x 2.43m)

Bathroom

Utility Room

5' 6" x 12' 1" (1.67m x 3.69m)

Workshop

5' 6" x 9' 3" (1.67m x 2.83m)

External Areas

Garden

Garden

Large Front Garden

Garage

Single Garage

Storage Cupboard to the rear of the garage



External Areas cont.

Off Road

5 Parking Spaces



THE
SHRUBBERIES
2, 4 & 6
LINDSEY STREET



All

Ground Floor

Approx. 115.0 sq. metres (1237.3 sq. feet)



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced
Plan produced using PlanUp.

All



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced.
Plan produced using PlanUp.

Hammond & Smith

01992 919 007

hello@hammondandsmith.co.uk

