



Lindsey Street, Epping, CM16

BUTLER & STAG



On the ground floor, you'll find a bright and spacious open-plan living and dining area, ideal for both relaxing and entertaining. French doors at the rear allow for an abundance of natural light and provide direct access to the private garden, creating a seamless indoor-outdoor living experience. The separate kitchen is sleek and contemporary, featuring ample storage and worktop space, perfectly suited for everyday use or more ambitious cooking. A modern downstairs WC adds further practicality for guests and daily living.

Upstairs, there are two generously sized bedrooms, both tastefully decorated and offering plenty of space for rest and relaxation. A stylish and contemporary family bathroom completes the upper floor.

Outside, the rear garden is a private and peaceful retreat. It includes a patio area ideal for al fresco dining, along with a well-kept lawn that provides a great space for children to play or for enjoying a quiet moment outdoors. The property also benefits from an outbuilding, a garage, and allocated off-road parking, combining charm with practicality.

Positioned in the picturesque village of Abridge, the property enjoys a tranquil setting while still being within easy reach of local shops, highly regarded schools, and popular pubs and restaurants. The surrounding countryside offers a wealth of walking opportunities and scenic open spaces, perfect for enjoying the outdoors.



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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