



**BUTLER & STAG**

Lindsey Street | Epping  
| CM16

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*A fantastic opportunity to apply your own stamp on this detached bungalow which offers huge scope for redesigning or extending, subject to usual planning consents.*

- *Detached Bungalow* • *Three Bedrooms/One Bathroom* • *South Facing Garden* • *Potential To Extend (STPP)* • *Chain Free* • *Off Street Parking*

*Asking Price £700,000 | Freehold*

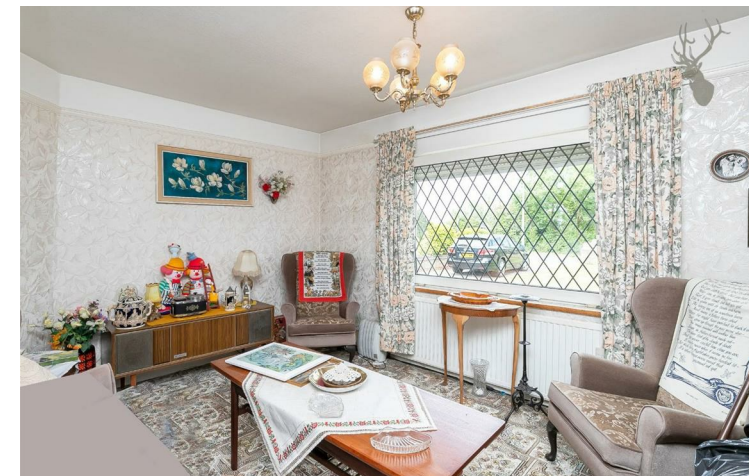
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The property has been enjoyed in the same family for many years and boasts exceptional potential to turn into something truly special. Accommodation comprises of three double bedrooms, large kitchen/lounge area, and a family bathroom.

Externally, the property includes off street parking for several vehicles, side access and a large mature South facing garden.

Lindsey Street offers a beautiful setting to live adjacent to open countryside and yet only a short distance from everyday shopping facilities, restaurants and bars found on Epping High Street.

Epping, an old market town, has an excellent choice of local independent and boutique shops together with a Tesco and Marks and Spencer. An underground Central Line rail service runs from Epping to London Liverpool Street making it ideal for the city commuter. There are well revered schools in Epping, Chigwell, Loughton and Woodford. For the commuter there is ready access to the M11 (junction 5) leading to Canary Wharf and M25 (junction 26).

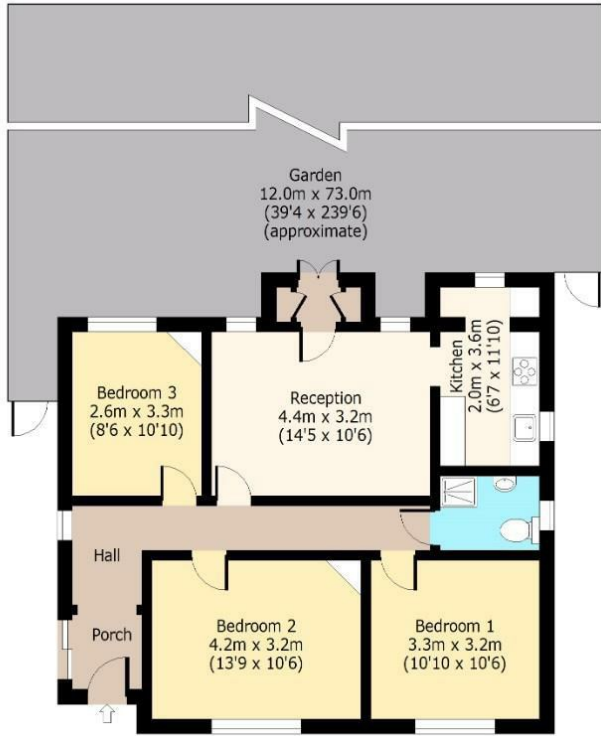




Lindsey Street,

Ground Floor

Approx. 76 Sq. meters (815 Sq. feet)



Total area: approx. 76 Sq. meters (815 Sq. feet)  
For illustration purposes only - not to scale  
www.jpaplus.com



# BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

### Energy Efficiency Rating

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