

# 11 Lynceley Grange, Epping

Epping

£982,500



# 11 Lynceley Grange

## Epping

Located in the highly sought-after area of Lynceley Grange, Epping, this beautifully extended and fully refurbished detached chalet-style home perfectly blends modern design with traditional charm. Offering four spacious bedrooms and three contemporary bathrooms, this property provides the ideal layout for family living or those looking for additional space and comfort.

- Guide Price £1,000,000 - £1,075,000
- Detached Chalet Bungalow
- Four Bedrooms/Three Bathrooms
- Well Presented Throughout
- Extended & Refurbished
- Sought After Road
- Off Street Parking



The home features two bright and inviting reception rooms, offering flexible living options for relaxation, entertaining, or home working. Every detail has been thoughtfully designed to create a warm, welcoming atmosphere while ensuring practicality and style throughout.

The modern kitchen and living areas open seamlessly onto the generous rear garden, ideal for outdoor dining, family gatherings, or simply enjoying the peaceful surroundings. The driveway offers off-street parking for two vehicles, adding to the property's convenience.

Located within walking distance of Epping High Street, residents can enjoy a fantastic selection of local shops, including Tesco Superstore, M&S Food Hall, and a range of boutiques, cafés, bars, and restaurants. The property is also well positioned for excellent schools, such as Epping Primary School and Epping St John's Comprehensive (ESJ).

Commuters will appreciate the proximity to Epping Underground Station (Central Line), providing easy access to London and beyond.

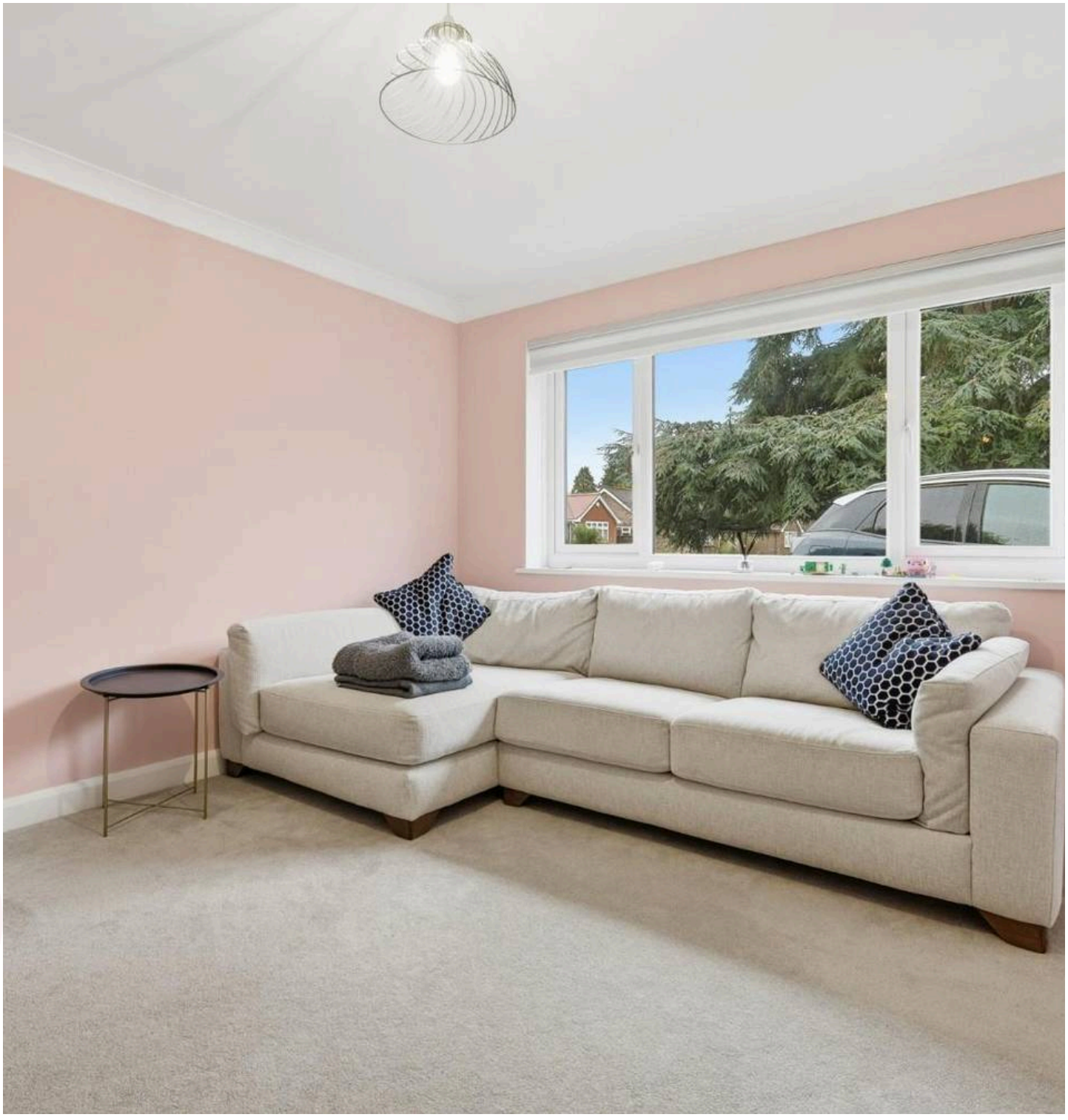
This stunning home combines modern comfort, practical living, and a prime location — making it the perfect choice for families seeking a relaxed lifestyle within easy reach of the city.

Council Tax band: F

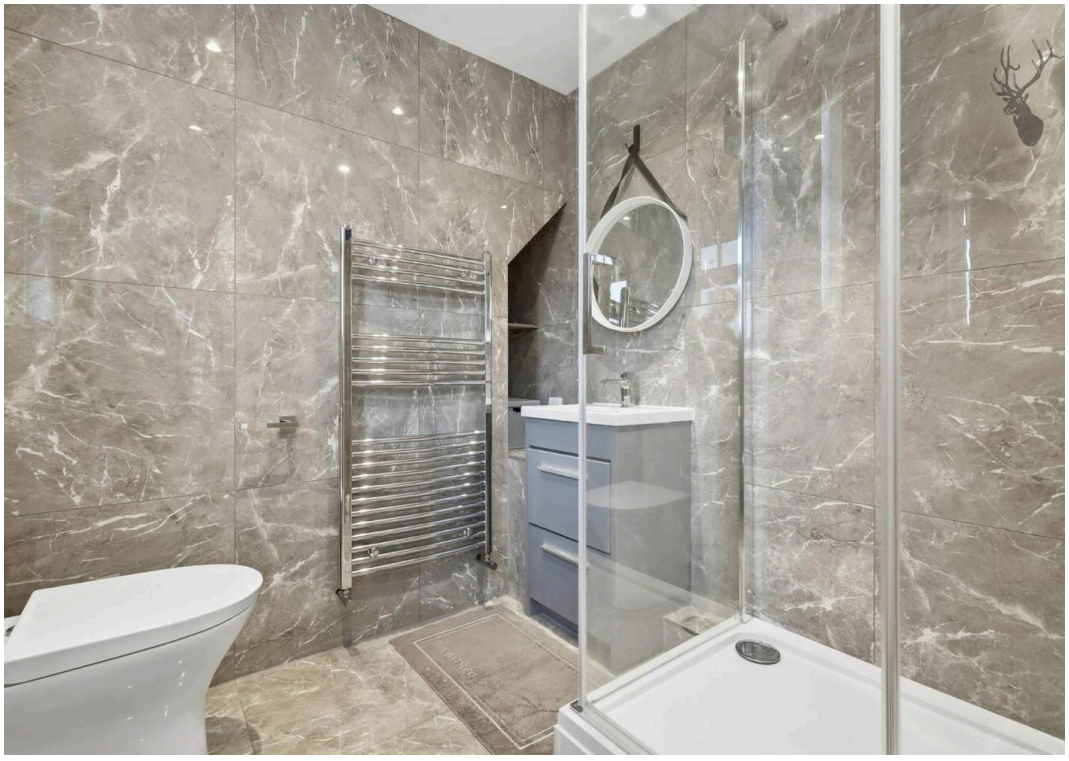
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E













# Lynceley Grange

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Approx. Gross Internal Area 150 Sq M ( 1614.6 Sq Ft )

## Ground Floor

Approx. 100.6 sq. metres (1083.3 sq. feet)




## First Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



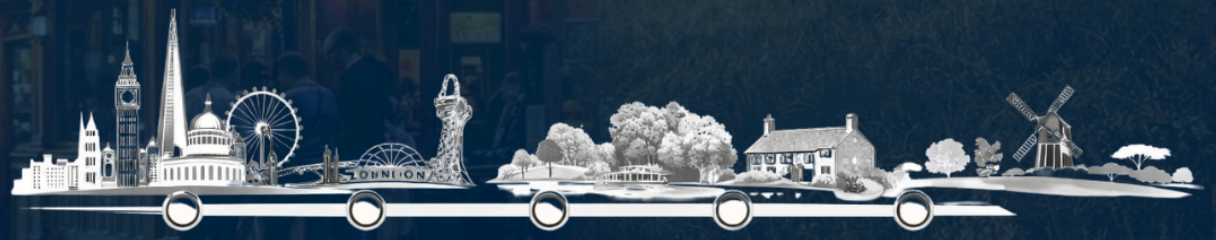

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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.