

## 2 Lincolns Field

Epping, Epping

Council Tax band: E

Tenure: Freehold

- FOUR BEDROOM SEMI-DETACHED
- SHORT WALK TO EPPING SCHOOLS
- TWO BATHROOMS
- CORNER PLOT
- CLOSE TO HIGH STREET
- LARGE RECEPTION ROOMS
- GARAGE AND PARKING
- SOUTH/WEST FACING GARDEN
- UTILITY ROOM DOWNSTAIRS TOILET



**Hallway**

**Sitting Room**

20' 8" x 12' 10" (6.29m x 3.91m)

**Dining Room**

10' 8" x 9' 0" (3.26m x 2.75m)

**Kitchen**

10' 8" x 8' 6" (3.26m x 2.60m)

**Breakfast Room**

9' 7" x 8' 11" (2.93m x 2.72m)

**Utility**

8' 11" x 8' 11" (2.72m x 2.72m)

**Bedroom 1**

10' 11" x 10' 6" (3.34m x 3.21m)

**Bedroom 2**

11' 1" x 9' 9" (3.37m x 2.96m)

**Bedroom 3**

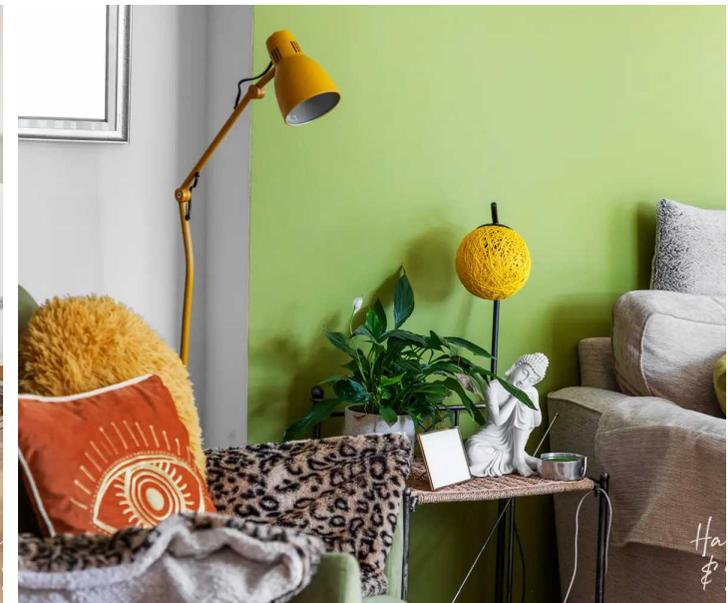
9' 6" x 8' 11" (2.90m x 2.72m)

**Bedroom 4**

10' 0" x 7' 0" (3.06m x 2.14m)

**Bathroom**

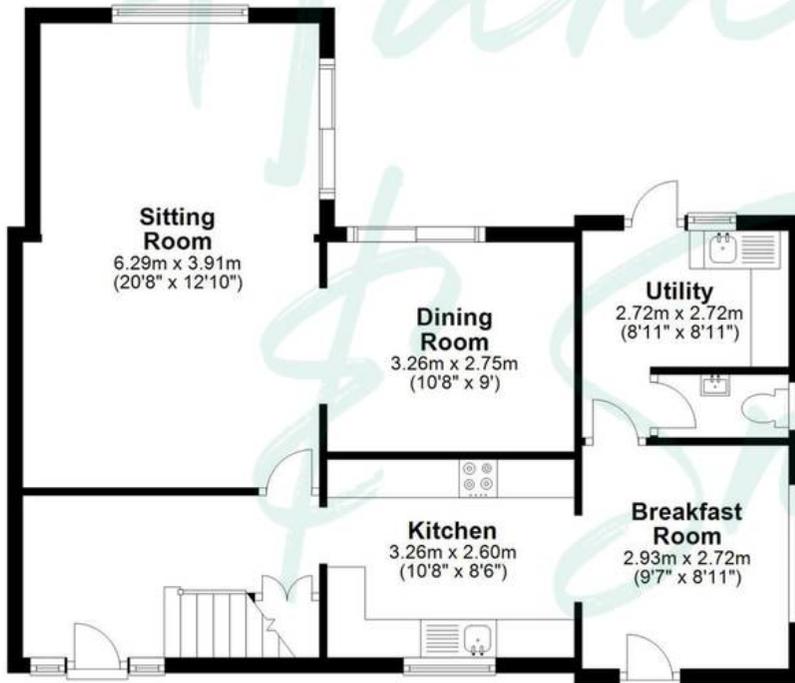
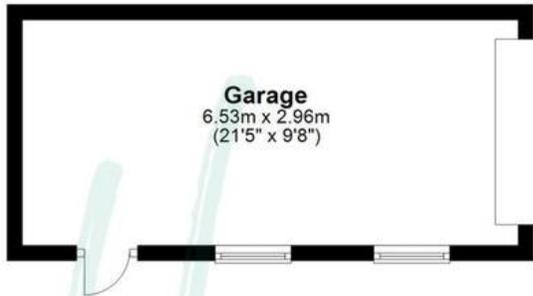
**Shower Room**





## Ground Floor

Approx. 85.7 sq. metres (922.1 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



Total area: approx. 141.5 sq. metres (1522.7 sq. feet)

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