



22 Carters Lane, Epping Green  
Epping

Guide Price £585,000



## 22 Carters Lane

Epping Green, Epping

This attractive three-bedroom home offers well-balanced accommodation arranged over two floors, providing bright and practical living spaces ideal for modern family life.

- Rear Garden In Excess of 100 ft
- Downstairs WC
- Close To Village School
- 10 Minute Commute To Epping High Street
- Semi Detached Family Home
- Off Street Parking For Two Vehicles
- Spacious Kitchen/Dining Room
- Three Bedrooms/Two Bathrooms





The ground floor features a welcoming entrance hall leading to a generous living room with a bay window, creating an inviting space filled with natural light. Double doors open into a separate dining room, perfect for entertaining or family meals, which in turn leads through to a modern kitchen fitted with a range of units and integrated appliances. The kitchen opens directly to the rear garden, and a useful guest cloakroom completes the ground floor accommodation.

Upstairs, the first floor offers three comfortable bedrooms, including a spacious principal bedroom with access to its own en-suite bathroom. The remaining two bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden offering both lawn and patio areas, ideal for outdoor dining or relaxation. On-street and local parking are available nearby.

Carters Lane enjoys a convenient location close to local shops, schools, and transport links, making it a perfect choice for families and commuters alike.

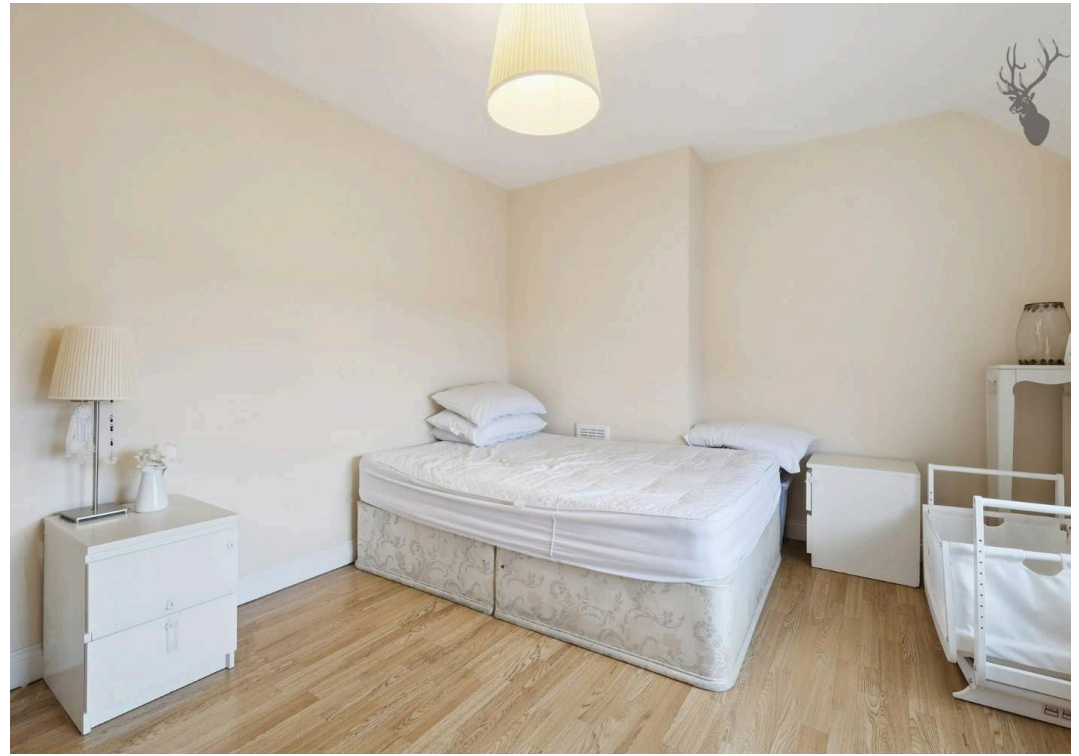
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







# Carters Lane

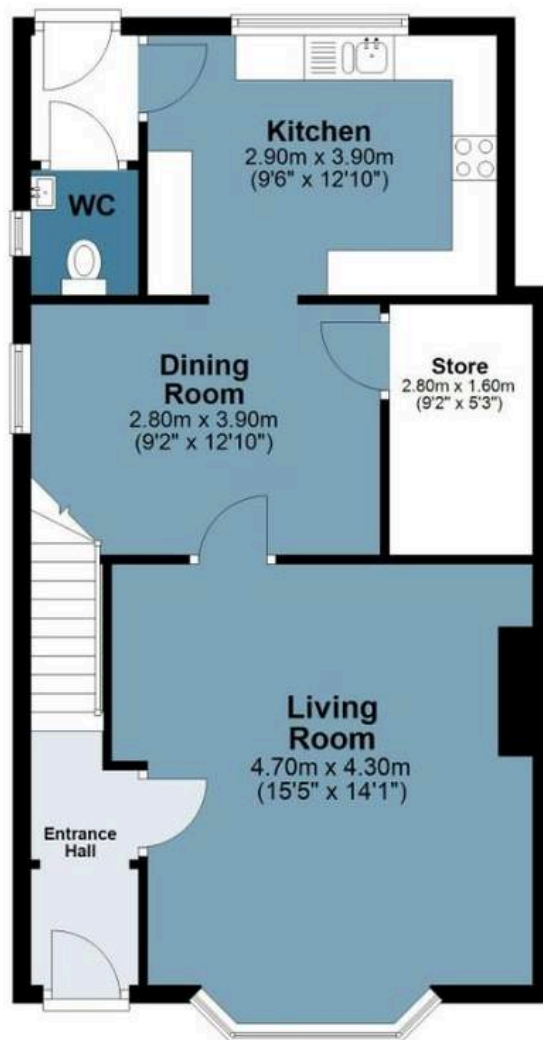
Approx. Gross Internal Area 104.5 Sq M ( 1124.6 Sq Ft )

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## Ground Floor

Approx. 58.5 sq. metres (630.1 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.6 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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