



## Ivy Chimneys, Epping, CM16 4EL

Guide Price £1,500,000

- Luxury Six Bedroom Detached House
- Bespoke Cabinetry, Quartz Worktops & Central Island
- Primary Suite With Stylish En Suite & Wardrobes
- Lanscaped Rear Garden With Large Patio & Lawn
- 10 yr New Build Warranty
- Arranged Over Three Floors With 3204sq ft of Living Space
- Driveway Parking & EV Charging
- Nearby To Epping High Street, Central Line Station, M1,M25 & School Catchments

# Ivy Chimneys, Epping, CM16 4EL

Guide Price £1,500,000 - £1,550,000

Nestled in the charming area of Ivy Chimneys, Epping, is "Broadbanks" a stunning range of two new build detached house's offering an impressive 3,204 square feet of luxurious living space. With six spacious bedrooms and four well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

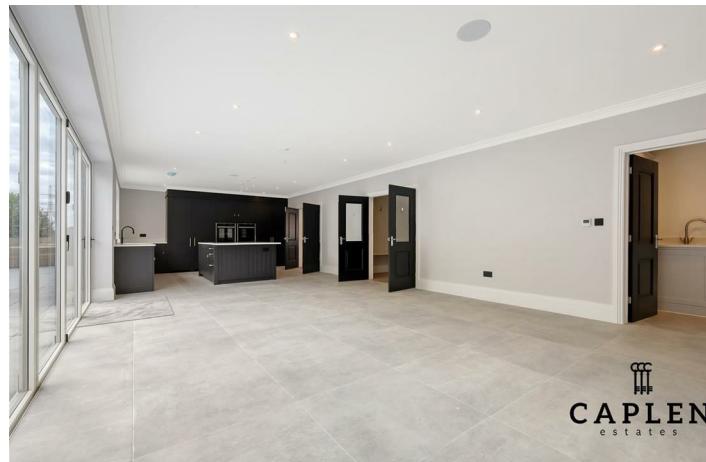
Upon entering, you will be greeted by a spacious entrance hall leading to an elegant lounge with feature media wall and gas fireplace, providing ample space for relaxation and entertaining guests. The design of the home is modern and inviting, ensuring that every corner is both functional and aesthetically pleasing. The spacious bespoke fitted kitchen offers ample storage with its quartz worktops, NEFF integrated appliances, utility room & central island overlooking the dining/living area with bi folding doors leading to the rear garden. The layout allows for a seamless flow between the living areas, making it ideal for both everyday living and special occasions.

The first floor landing accessed via a stylish art-deco staircase gives access to four double bedrooms which include fitted wardrobes and two boasting en suite bathrooms. The tops floor includes a further two double bedrooms and further en suite bathroom. The sixth bedroom provides mutli purpose to be utilised into a cinema room. The property also boasts convenient parking for up to three vehicles, EV charger point, a valuable feature in this desirable location. Ivy Chimneys is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

This exceptional home combines contemporary design with practical living, making it a rare find in the market. Located just outsized of Epping Town offering a local market, range of shops, restaurants, cafes, Central line station and routes within 4 miles to both the M11 & M25 Motorways offers commuters access across London and more.



Council Tax Band: New Build



**Kitchen/Dining/Living Room**  
16.87m x 11.51m (55'4" x 37'9")

**Lounge**  
5.31m x 4.19m (17'5" x 13'9")

**Study**  
3.40m x 4.29m (11'2" x 14'1")

**Garden**  
16.87m x 11.51m (55'4" x 37'9")

**Bedroom 1**  
4.65m x 7.29m (15'3" x 23'11")

**Bedroom 2**  
5.54m x 4.19m (18'2" x 13'9")

**Bedroom 3**  
3.91m x 4.70m (12'10" x 15'5")

**Bedroom 4**  
4.65m x 4.09m (15'3" x 13'5")

**Bedroom 5**  
4.39m x 4.39m (14'5" x 14'5")

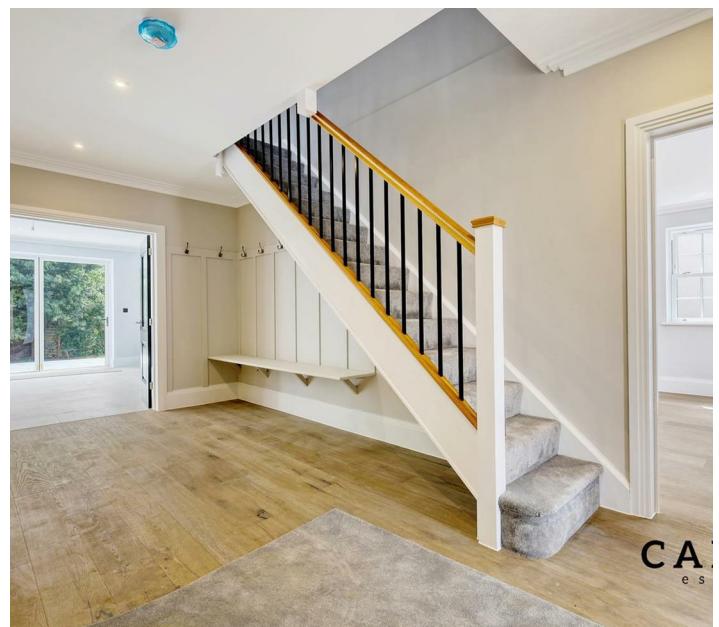
**Bedroom 6**  
6.81m x 2.31m (22'4" x 7'7")

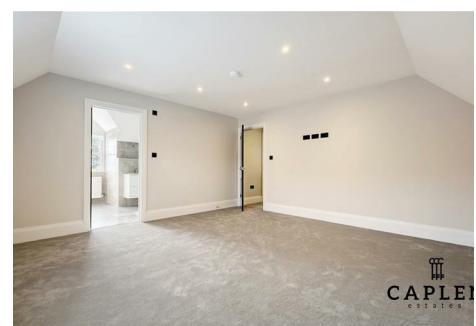


Total area: approx. 301.0 sq. metres (3240.4 sq. feet)

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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**Ivy Chimneys P3**







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### EPC Rating:

B

### Council Tax Band

New Build

### Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.