



Ivy Chimneys, Epping  
Guide Price £690,000

 4  4  2  D

**MILLERS**  
ESTATE AGENTS

\* LARGE REAR GARDEN \* SEMI DETACHED \* FOUR BEDROOMS \* EXTENDED ACCOMMODATION \* IVY CHIMNEYS CATCHMENT \* APPROX. 2,025.9 SQ FT VOLUME \* GARDEN 165' x 29'

This beautifully extended semi-detached family home combines versatility with contemporary flair. Boasting four generous bedrooms, four sleek bathrooms, and a stunning 165-foot garden, it is located on the edge of Southern Epping, moments from Epping Forest, Epping Station, and Ivy Chimneys Primary School. Arranged over three floors and offering over 2,000 square feet of accommodation, this home has been thoughtfully extended and remodelled for both relaxation and to cater for a vibrant family life.

Stepping inside the welcoming entrance hall which flows into a stylish open-plan kitchen, dining and family room. High-end finishes and bi-fold doors invite natural light and open onto a sun-drenched, south-facing garden. The kitchen is equipped with integrated appliances and ample cupboards and work surfaces. A cozy TV room, dedicated home study, practical utility room and a sleek wet room with WC complete the versatile ground floor.

Upstairs, the first floor offers three spacious double bedrooms, including one with a private en-suite shower and built-in wardrobes, alongside a stylish family bathroom. The top floor reveals a generous double bedroom with its own luxurious en-suite, complete with a charming claw-foot bath. The block-paved front garden provides convenient hardstanding and the property is offered with no onward chain for a smooth move.

Ivy Chimneys is conveniently placed within a short walk to arable farmland which lies opposite and parts of Epping Forest are a short walk. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.





## GROUND FLOOR

### Porch

6'3" x 3'8" (1.91m x 1.12m)

### Kitchen Dining Room

21'9" x 21'4" (6.63m x 6.50m)

### Family Room

12'4" x 8'9" (3.76m x 2.67m)

### Wet Room

5'7" x 5'3" (1.70m x 1.60m)

### Utility Room

9'9" x 5'10" (2.97m x 1.78m)

### Study Room

10'3" x 5'7" (3.12m x 1.70m)

## FIRST FLOOR

### Bedroom One

11'3" x 9'11" (3.43m x 3.02m)

### En-Suite

8'4" x 4'11" (2.54m x 1.50m)

### Bedroom Two

12' x 9'4" (3.66m x 2.84m)

### Bedroom Three

11'8" x 8'11" (3.56m x 2.72m)

### Family Bathroom

6'4" x 5'5" (1.93m x 1.65m)

## SECOND FLOOR

### Bedroom Four

21'3" x 14'10" (6.48m x 4.52m)

### En-Suite

9' x 6'6" (2.74m x 1.98m)

## EXTERNAL AREA

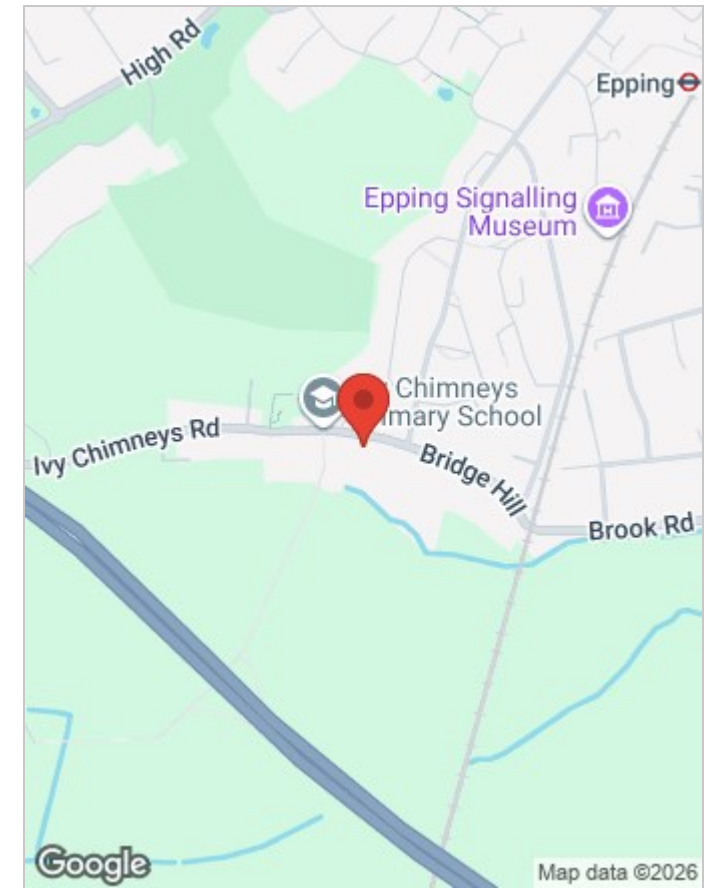
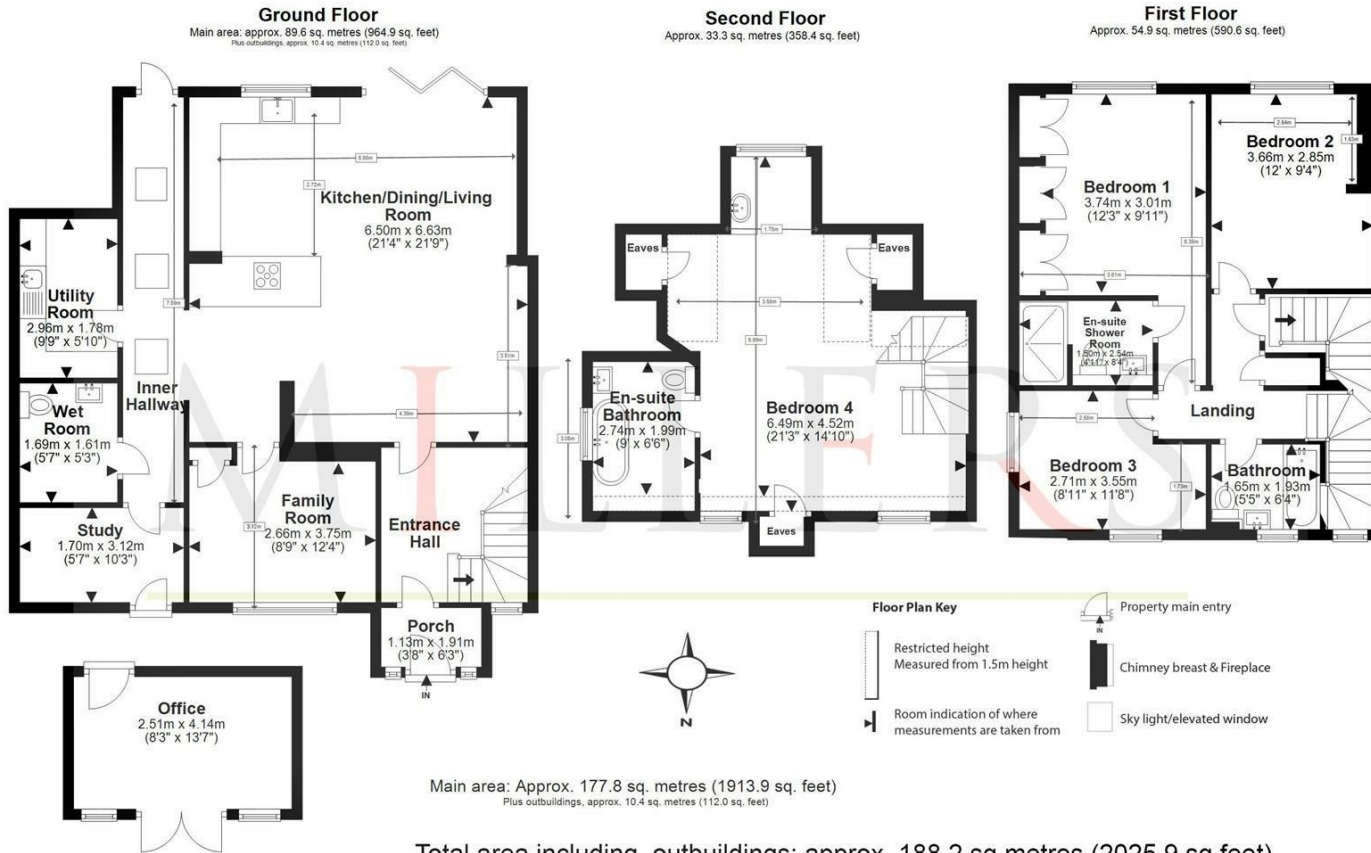
### Rear Garden

165' x 29'11" (50.29m x 9.12m)

### Office

13'7" x 8'3" (4.14m x 2.51m)





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		62	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.