Kendal Avenue, Epping, CM16

BUTLER & STAG

Guide Price £2,000,000 - £2,200,000

This luxurious and meticulously designed detached five-bedroom architectural masterpiece, spanning over 3000 square feet, situated on one of Epping's most sought-after roads.

Freehold

- Detached Family Home
- Stunning Throughout
- Sonos Music System
- South Facing Garden
- Four Bedrooms/Three Bathrooms
- Open Plan Kitchen/Diner/Reception Room
- Gated Driveway

As you approach through the private gated entrance, the video-controlled access sets the tone for the security and exclusivity that defines this residence. The exterior showcases a sleek and contemporary design, with large windows and meticulous landscaping, all set on a private road, providing an oasis of tranquility.

Upon entering, you are greeted by a grand entrance hall, leading to an open-planned kitchen, diner, and lounge area. The kitchen is adorned with Fisher and Paykel appliances, quartz worktops, and cat 6 cabling, offering a perfect blend of functionality and style. The large bi-fold doors seamlessly connect the interior to the outdoor patio, creating an ideal space for entertaining guests.

The ground floor also features a separate reception room, a playroom, a utility room with a fully equipped wash basin for dogs, a gym, an office, and a convenient WC. The cinema screen in one of the reception rooms provides an additional dimension to the entertainment possibilities within the home.

The first floor hosts four bedrooms, each exuding elegance and comfort. Three of these bedrooms boast en-suite bathrooms, while the master bedroom stands out with his and hers sinks, a fully equipped walk-in wardrobe, and access to a family bathroom. All bedrooms are equipped with built-in wardrobes, offering ample storage space.

Underfloor heating throughout the majority of the house ensures comfort in every corner, while newly fitted air-conditioning caters to climate control. The technology-savvy will appreciate the integrated Sonos music system and CCTV for added security.

The rear south facing garden comprises a terrace, the larger of the two being directly

Coppice

Approx. Gross Internal Area 289.1 Sq M (3111.6 Sq Ft)

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.

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