



Ivy Chimneys, Epping, CM16

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Broadbanks is an elegant collection of just three luxury detached homes, the first development of its kind for many years in this exclusive location, set in Ivy Chimneys - Epping on the edge of Epping Forest.

Epping is one of the principal market towns of the area, occupying a convenient situation, about 5 miles from junction 7 of the M11 and a similar distance from the M25 London Orbital Motorway. As well as having a comprehensive range of social, recreational and educational facilities, Epping is also on the London Underground system (Central Line).



- Newly Built Home
- Off Street Parking
- Private Rear Gardens
- Six Bedrooms/Four Bathrooms
- Four En-Suite Bedrooms
- Stunning Handmade Kitchens With Miele and Bosh Appliances

The striking six-bedroom homes are set across three floors, commencing with an inviting entrance hall with an elegant style staircase.

With bespoke cabinetry - incorporating Miele and Bosh appliances - the kitchen is equipped to the most luxurious specification, with a breakfast station, and central island enhancing this sociable space. Beyond the kitchen you will find a large utility and boot room, boasting the same impressive, handmade cabinetry.

These sublime homes enjoy plentiful family accommodation, providing a spacious reception room, studies, six bedrooms and four bathrooms.

On the first floor, the master bedroom enjoys a dressing area and en-suite, with a further three bedrooms and two bathrooms found on this floor. All vanity units are Lusso, baths are Villeroy & Boch and toilets and shower heads are Burlington.

The second (top) floor hosts two further spacious bedrooms and a bathroom but can be adapted for multiple uses including a cinema room.

The property also benefits from a double garage, also has a driveway allowing ample amount of parking.

Interiors are stylishly curated and professionally designed to provide a luxurious pallet of colours and craftsmanship.

Broadbanks is situated midway between the neighbouring towns of Epping and Theydon Bois which each have a central line tube station and an extensive range of shops, bars and restaurants. There are several well-regarded state and private schools within a few miles and pick-up points to popular schools further afield.





Plot 1, Broadbanks

Approx. Gross Internal Area 356.9 sq. metres (3841.7 sq. feet)

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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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