



Ivy Chimneys, Epping, CM16

BUTLER & STAG



**Guide Price £600,000-£625,000.**  
**Offering a turn key opportunity for any buyer is this simply stunning two bedroom detached house positioned on one of Epping's most prestigious turnings.**



## Freehold

- Stunning Detached House
- Immaculate Condition Throughout
- First Floor Bathroom
- Off-Street Parking For Two Vehicles
- Two Double Bedrooms
- Spacious 31ft Living/Dining Area
- South Facing Rear Garden With Far Reaching Views
- Offered Chain Free

The current owners have finished the property to exacting standards throughout in their time of ownership whilst still allowing vast amounts of the houses character to be left in tact & have left no stone unturned internally or externally.

The principle living accommodation comprises of a spacious lounge/dining area extending to 31 ft offering dual aspect running through the room with a striking feature fireplace. Beyond the main living space is a delightful fully fitted kitchen with various fitted appliances plus access to the ground floor w/c which then completes this level.

The first floor offers two double bedrooms & a family bathroom with a roll top bath alongside a freestanding shower.

Externally, one of the properties biggest assets is its mature/unique south facing rear garden with far reaching views into private farming fields. The rear garden sits as one of the largest outside spaces on Ivy Chimneys with main part extending in access of 40 ft in width and offers a vast amount of entertaining space whilst also having the added benefit of a 100 sq ft garden room.

Ivy Chimneys is in a prime location within the historic market town of Epping. It is ideally located for local amenities including the High Street with a comprehensive selection of shops, pubs and restaurants. Transport links into London are excellent and there are several well regarded state and private schools within easy reach, some with transport pick up points locally.



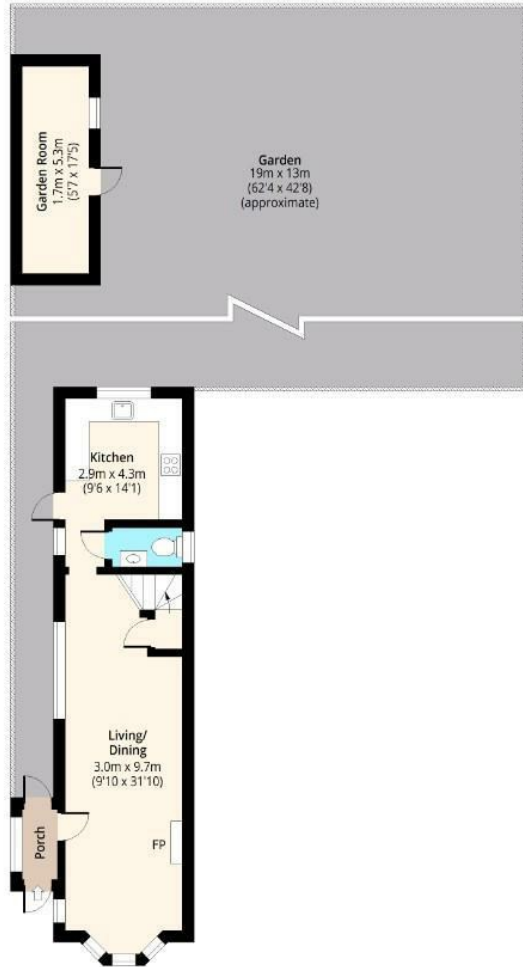


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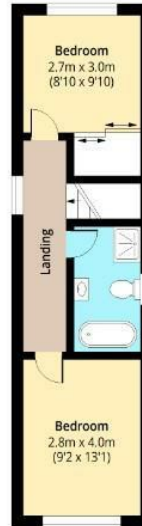
## Ground Floor

Approx. 43.66 Sq. meters (470 Sq. feet)



## First Floor

Approx. 38.37 Sq. meters (413 Sq. feet)



Total area(Including Garden Room): approx. 91.04 Sq. meters (980 Sq. feet)  
Total area(Excluding Garden Room): approx. 82.03 Sq. meters (883 Sq. feet)  
For illustration purposes only - not to scale  
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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.