



Kendal Avenue, Epping, CM16

BUTLER & STAG



**First impressions count and it doesn't get much better than this. A striking and architecturally remarkable detached home of around 6835 sq ft prominently positioned on Kendal Avenue, arguably Epping's most sought after location.**



## Freehold

- Executive Detached House
- Six Bedrooms/ Five En-Suites
- Air Conditioned
- Cinema
- Premier Turning
- 6835 sq ft/ 635 sqm
- Sumptuous Interiors
- Built in 2019/ NHBC Warranty
- Gymnasium
- In and Out Gated Driveway

'Great Oaks' is a gated property, built in 2019 to the highest possible specification and finished to the exacting standards of the current owners.

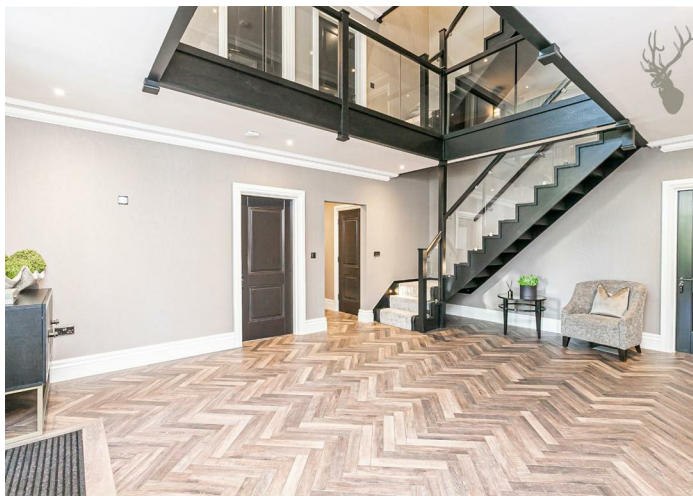
The entrance hall sets the tone for the quality of the home, with a dramatic double height ceiling with extensive glazing and sumptuous parquet floor, an outrageously cool guest cloakroom and feature staircase leading to the first floor.

The ground floor provides generous living space combined with modern day family conveniences. The spacious open-plan kitchen/breakfast room is the epicentre for modern living creating a sociable space perfect for entertaining guests. The bespoke kitchen boasts a central island with two wine fridges, three seater counter, two dishwasher drawers and extensive storage. The kitchen also includes further storage cupboards, a gas hob, steam oven, two separate ovens, combi microwave oven and American style double fridge freezer. Bi-folding doors invite the outside in.

The reception room is a generous 18' lin width and features stylish decorative features and wall coverings. There is also study, play room and cloakroom which is every family's dream. Also on the ground floor you will find a utility room and integral garage and a gymnasium to the rear of the garage.

On the first floor you will find four double bedrooms all accompanied by built in wardrobes and en-suites. In addition to the three kingsize fitted bedrooms, of particular note, is the master bedroom suite which includes a superb en-suite shower room with his and hers basins and a fantastic large walk in dressing room.

The second floor offers another 1932 sq ft of living space and the wow factor continues. The fifth bedroom is nothing less than gigantic, extending to 32' in length with dressing room and stunning en-suite bathroom. There is also a cinema room





## Kendal Avenue,



### Ground Floor

Approx. 248 Sq. meters (2673 Sq. feet)  
(Including Garage)



### First Floor

Approx. 207 Sq. meters (2227 Sq. feet)



### Second Floor

Approx. 180 Sq. meters (1932 Sq. feet)



Total area (Including Garage): approx. 635 Sq. meters (6835 Sq. feet)  
Total area (Excluding Garage): approx. 614 Sq. meters (6609 Sq. feet)  
For illustration purposes only - not to scale  
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