



, Epping, CM16

BUTLER & STAG





# A selection of executive detached, four bedroom houses nestled within a small development of only four properties in the village of Epping Green.



## Freehold

- One of Four Brand New Detached Properties
- Private Development of Four Houses
- Landscaped Gardens and Parking to all Properties
- Four Bedrooms | Two Bathrooms
- Underfloor Heating | EV Car Charging Points
- High Specification Finishes

Valley View is a small, private development of just four unique detached four-bedroom homes that have been built to offer the highest specification and modern contemporary design arranged over two floors.

Attention to detail on finish and energy efficiency is evident throughout, including solar panels fitted in the rear garden and underfloor heating to the ground floor.

Accommodation comprises an inviting entrance hall, formal living room to the rear and bi-fold doors out to the rear garden, guest cloakroom, utility room and stunning kitchen/dining/ living room defined by the feature island.

The fully fitted kitchen has been designed and imported by the Krion Porcelanosa Group and will include integrated Siemens appliances and Kiron solid surface Countertops. The flooring in the living space will be laid in "plank style" Ployflor with bedrooms and stairs carpeted in soft neutral tones. Modern Porcelanosa tiled bathrooms will be fitted with vanity units and Ployflor flooring as the providing a natural flow throughout the house.

The first-floor is accessed via a solid Oak staircase with glass balustrade, the bedrooms can be finished with handmade built-in wardrobes available upon request. The master-suit enjoys a superb shower room alongside a vast dressing area and adjoining family bathroom. Handy storage in the loft is accessed above.

The properties are set back and accessed via a private driveway. They offer an Indian sandstone finished patio and turfed rear gardens. There is also a garage with up and over door alongside modern car charging points.

Named accordingly, all plots occupy an elevated position within the village and offer







## Valley View, Epping Green

Approx. Gross Internal Area(Including Garage) 1745 Sq Ft - 162.11 Sq M

BUTLER & STAG



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
lpaplus.com

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

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.

www.butlerandstag.uk