



Ivy Chimneys, Epping, CM16

BUTLER & STAG



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).



- Three Highly Desirable Homes
- 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.

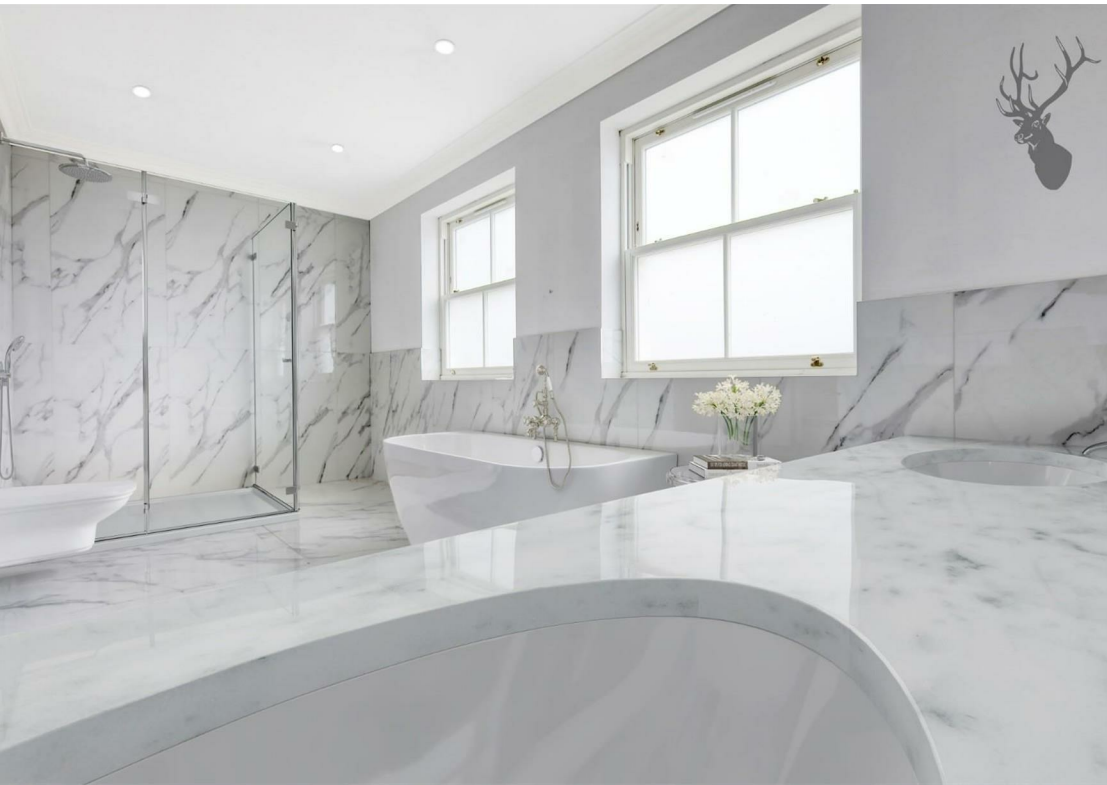
On the first floor, the master bedroom enjoys a dressing area and en-suite, with a further three bedrooms and two bathrooms found on this floor. All vanity units are Lusso, baths are Villeroy & Boch and toilets and shower heads are Burlington.

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)



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.