Stevenette









# The Meadow House, 21a Ivy Chimneys

Epping, Essex, CM16 4EL

£1,295,000

# PROPERTY FEATURES

- Individual Detached House
- Secluded and Individual Plot
- Excellent Versatility
- Gas Central Heating
- Ideal for Multi-Generational Living
- Double Garage & Large Driveway









# FULL DESCRIPTION

Offered with NO ONWARD CHAIN, this individual and large detached house stands in a generous site that extends to around 1/4 of an acre and is nicely set back from the road behind a walled driveway area that offers unusually good parking for a number of cars. The property is arranged in an 'L-shaped' design that takes advantage of pleasant views over the west-facing garden and offers great versatility including 2 generous reception rooms and 5 double bedrooms plus a substantial space within the attic which would be an ideal studio or similar. The property is particularly well placed for local schools including Ivy Chimneys primary school and Coopersale Hall, the playground and the walks and bike rides in Epping Forest and other public green spaces as well as the High Street with its great range of shops and eateries.

**GROUND FLOOR**

### ENTRANCE HALL
The stairs lead off with storage cupboard below.

### L-SHAPED LIVING AND DINING ROOM
**21' 4" max x 20' 3" max (6.5m x 6.17m)**

### KITCHEN
**20' 3" max x 13' 5" max (6.17m x 4.09m)**

### LEAN-TO
**7' 6" x 6' 11" (2.29m x 2.11m)**

### INNER HALL
A cupboard conceals the gas central heating and hot water boiler.

## SITTING ROOM
**17' 2" x 16' 8" (5.23m x 5.08m)**

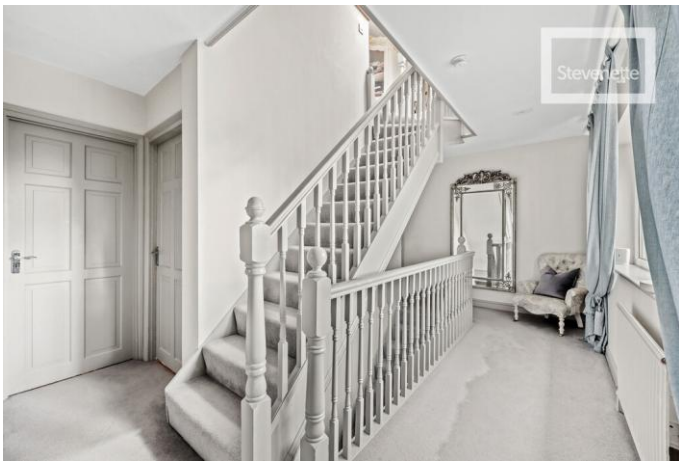


## WC

## FIRST FLOOR

## LANDING
The staircase continues off. A cupboard conceals the hot water storage tank.

## BEDROOM 1
**13' 2" x 12' 9" (4.01m x 3.89m)**



## EN-SUITE BATH, SHOWER & WC
**9' 9" x 7' 0" (2.97m x 2.13m)**

## BEDROOM 2
**17' 0" x 12' 7" (5.18m x 3.84m)**

## BEDROOM 3
**13' 2" x 12' 2" (4.01m x 3.71m)**



## EN-SUITE BATHROOM & WC
**6' 10" x 5' 4" (2.08m x 1.63m)**

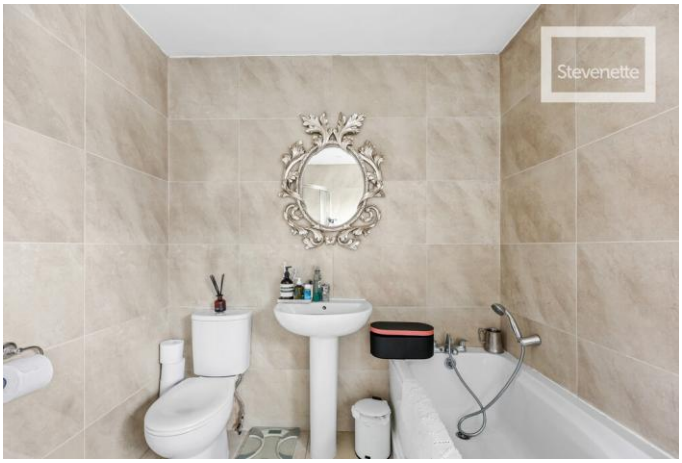
## BEDROOM 4
**12' 6" x 9' 4" (3.81m x 2.84m)**

## BEDROOM 5
**12' 1" x 10' 7" (3.68m x 3.23m)**

## FAMILY BATH, SHOWER & WC
**9' 4" x 5' 8" avg (2.84m x 1.73m)**

## SECOND FLOOR

## ATTIC ROOM / STUDIO
**26' 3" x 9' 3" (8m x 2.82m)**
Using measurements taken at approx 1.5m head-height in areas with sloping ceilings.



Juliet balcony and 9 Velux rooflights - an ideal space for home studio, work area or similar.

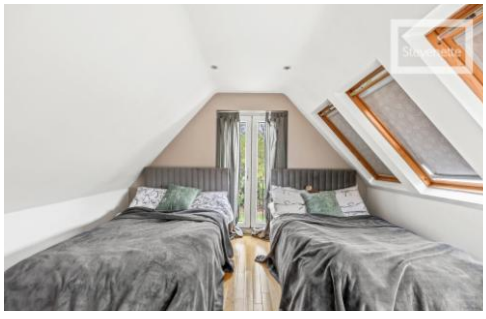
## BATHROOM & WC
**9' 3" x 8' 7" (2.82m x 2.62m)**

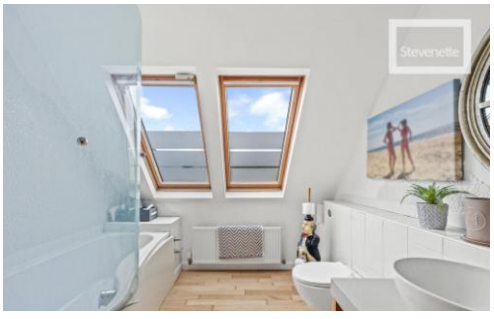














## EXTERIOR

The house stands behind a walled and gravelled parking area and driveway providing excellent facilities for a number of vehicles. This driveway provides access to the:

## DETACHED DOUBLE GARAGE

**17' 5" x 19' 7" (5.31m x 5.97m)**

Two up-and-over doors. Electric power and light.

## GARDENS

To the rear of the house is a paved terrace and large roughly square lawned garden enclosed by fencing. Gated paths lead to the sides of the house and out to the front driveway.

## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

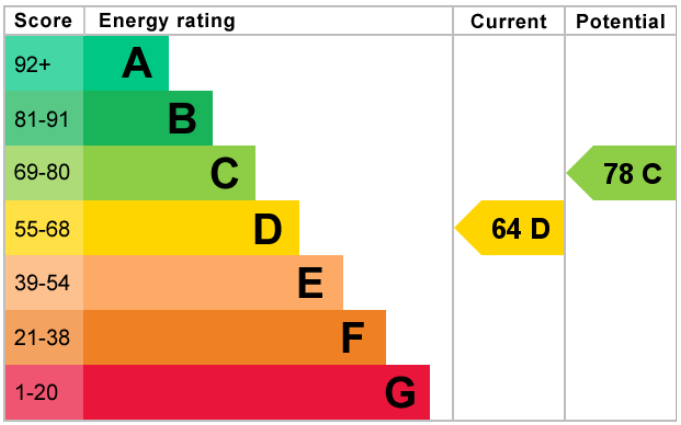
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'G'.

## SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School and Epping St John's Senior School.





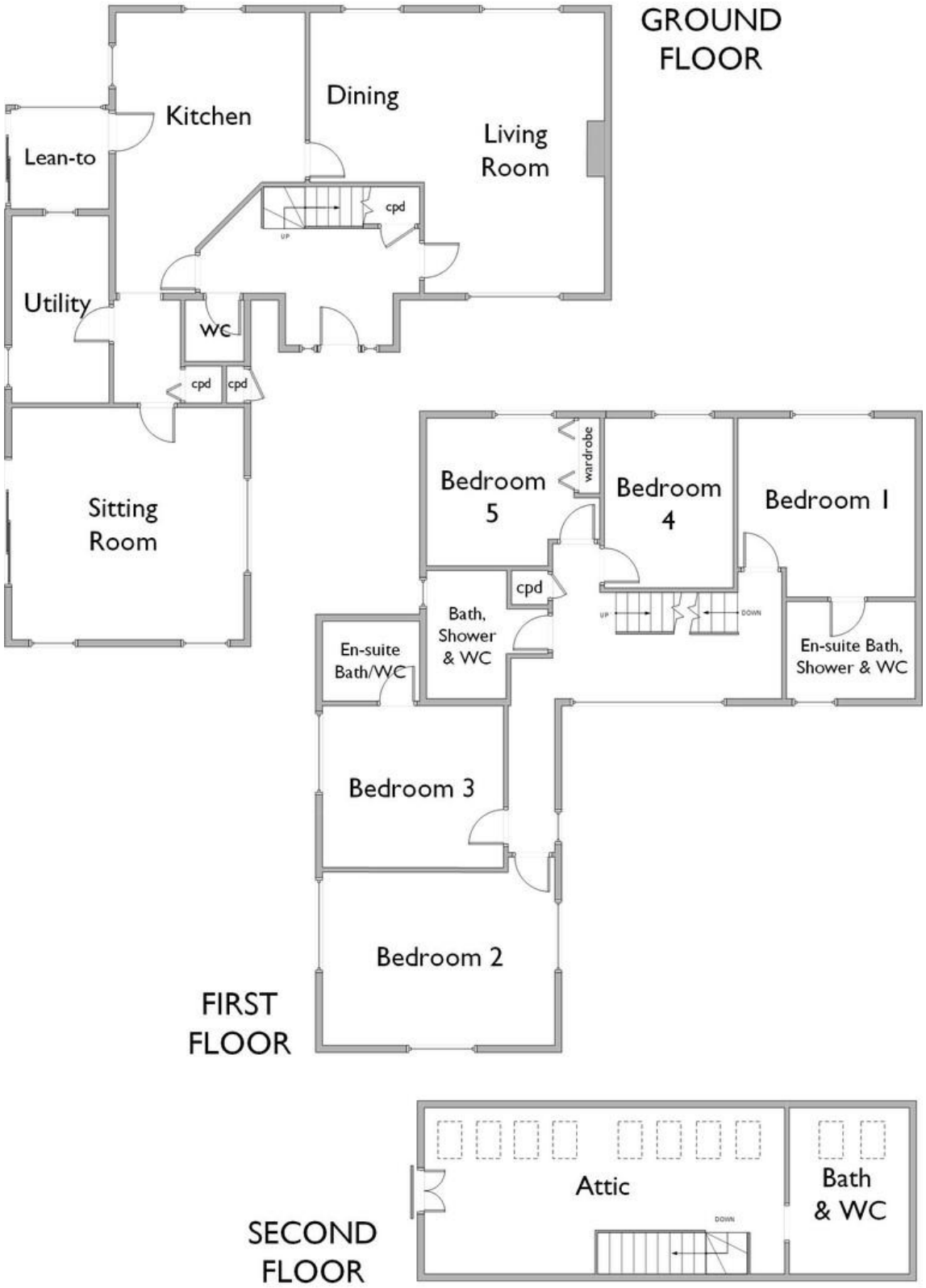








Gross Internal Floor Area:
Approximately 2789 sq.ft. / 259 sq.m.




PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

www.stevenette.com
enquiries@stevenette.com
01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements