

# 78 Ivy Chimneys

Epping, Essex

Guide Price £690,000

Lovingly extended, this four double bedroom home is sleek, spacious and awash with light. Arranged over three floors with two en-suites, garden room, plus open plan living – this one is a must see!

Council Tax band: D

Tenure: Freehold

- Chain free
- Four double bedrooms
- Two en-suites
- Ground floor shower room
- Open plan living
- Utility room
- South facing garden
- Garden Room
- Short walk to Epping station



**Porch**

**Entrance Hall**

8' 10" x 8' 10" (2.70m x 2.68m)

**Kitchen / Dining / Living**

25' 11" x 21' 5" (7.91m x 6.52m)

**Utility Room**

9' 7" x 6' 0" (2.93m x 1.82m)

**Family Room**

12' 4" x 10' 4" (3.77m x 3.16m)

**Shower Room**

6' 0" x 5' 4" (1.83m x 1.62m)

**Storage Room**

10' 4" x 5' 7" (3.16m x 1.69m)

**Bedroom 2**

12' 3" x 11' 11" (3.74m x 3.63m)

**Ensuite Shower Room**

8' 5" x 5' 0" (2.56m x 1.53m)

**Bedroom 3**

12' 3" x 9' 5" (3.74m x 2.87m)

**Bedroom 4**

11' 11" x 9' 1" (3.63m x 2.78m)

**Bathroom**

6' 5" x 5' 9" (1.96m x 1.75m)

**Primary Bedroom**

23' 0" x 18' 6" (7.00m x 5.65m)

**Ensuite Bathroom**

9' 10" x 6' 7" (3.00m x 2.00m)

**Garden Room**

13' 6" x 10' 8" (4.12m x 3.24m)

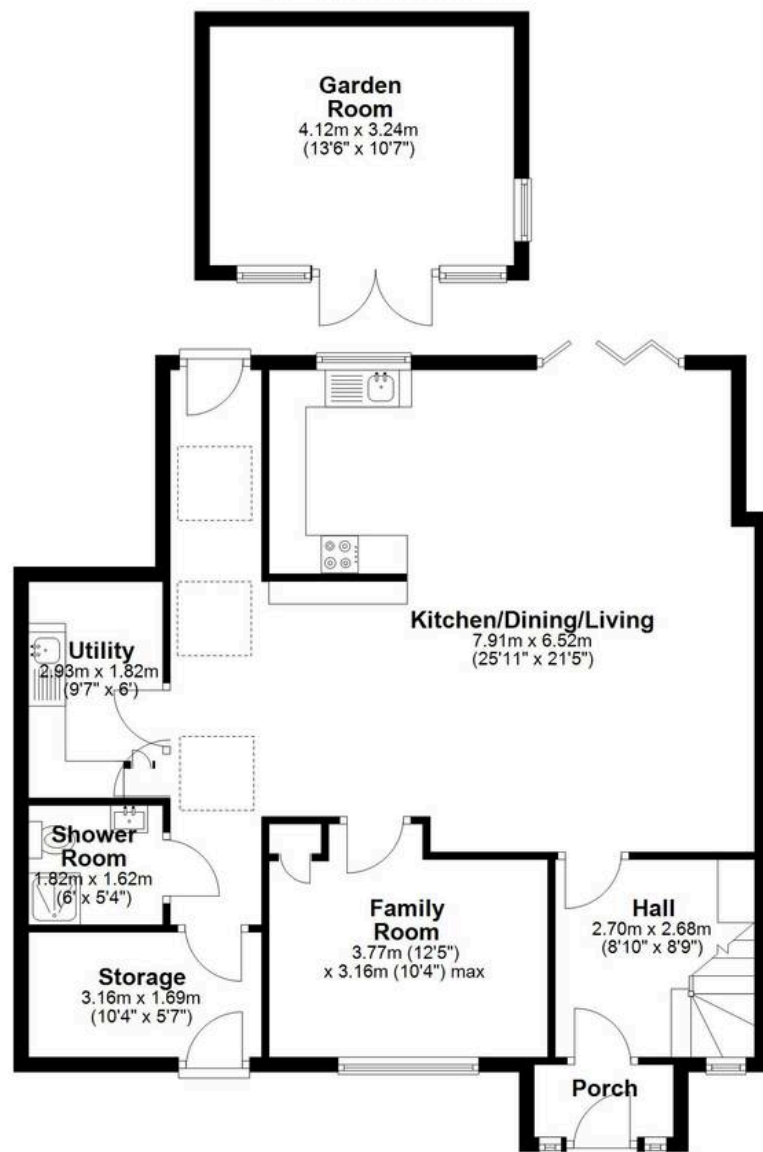






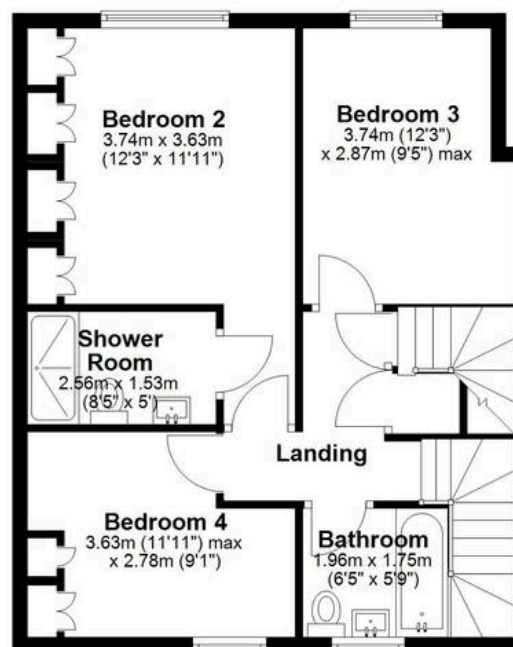
## Ground Floor

Main area: approx. 87.3 sq. metres (939.4 sq. feet)  
Plus outbuildings, approx. 13.3 sq. metres (143.6 sq. feet)



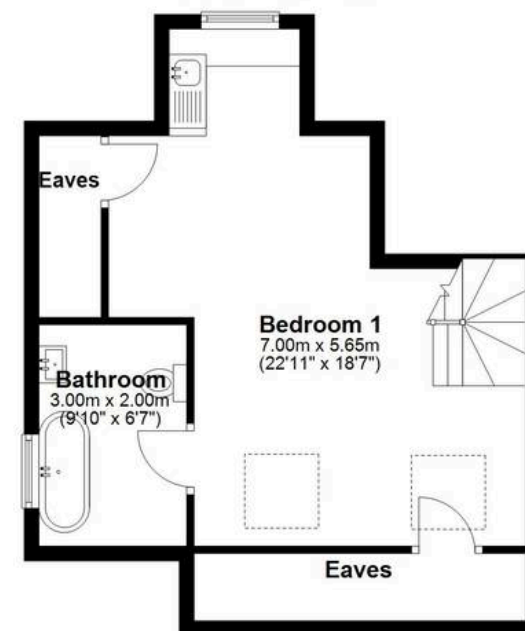
## First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



## Second Floor

Main area: approx. 33.0 sq. metres (354.7 sq. feet)  
Plus eaves, approx. 6.2 sq. metres (66.3 sq. feet)



Main area: Approx. 174.0 sq. metres (1873.1 sq. feet)

Plus outbuildings, approx. 13.3 sq. metres (143.6 sq. feet)  
Plus eaves, approx. 6.2 sq. metres (66.3 sq. feet)