



# An exceptional 4 bedroom 3 bathroom house

**Meadow View Epping CM16 4FL**

Freehold





4 bedrooms • 3 bathrooms • Kitchen/breakfast room • Living room • Guest cloakroom • Private south facing garden • Parking

#### Local information

Ivy Chimneys is well positioned for the town centre with a comprehensive range of shops, bars and restaurants. The tube station lies 1 mile from the house and there are M11 & M25 junctions within easy reach. Several well regarded state and private schools are close by and some schools further afield have local pick up points.

#### About this property

This fine contemporary house was completed in 2014 and offers immaculately presented accommodation coupled with a private garden and a great location, just outside the town centre.

The ground floor offers an entrance hall with guest cloakroom, kitchen/breakfast room with a range of fitted cupboards and integrated appliances, doors to living room with access to garden.

The first floor comprises three bedrooms, one with en suite shower room, and a family bathroom. The master bedroom suite occupies the entire second floor and offers a range of fitted wardrobes and a large bathroom.

The front garden is mainly laid to lawn with a pathway to the front door and a gate leading to the rear garden which faces south and offers a paved patio, lawn

with mature flower beds. To the rear of the garden is a private car park for the exclusive use of residents of Meadow View, two spaces which are allocated to the house.

#### Tenure

Freehold

#### Local Authority

Epping Forest

EPC rating = F

#### Viewing

Strictly by appointment with Savills or their joint agents.

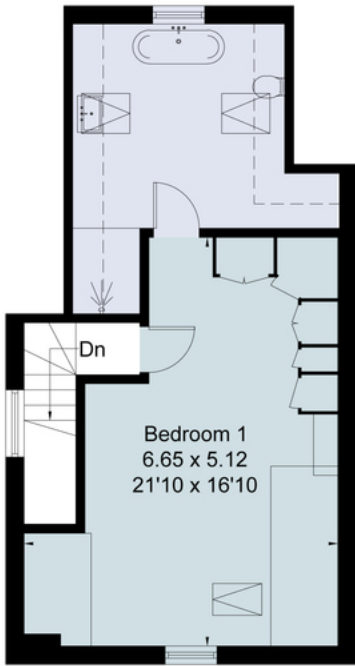
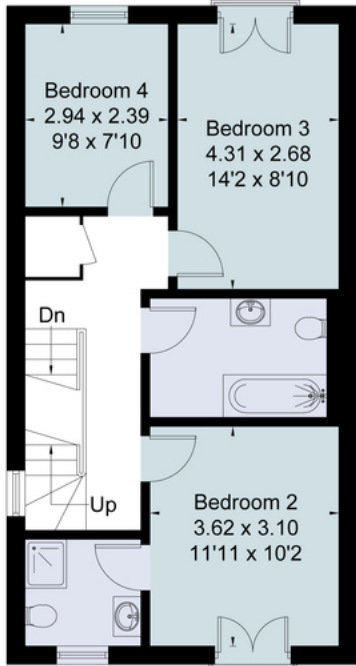
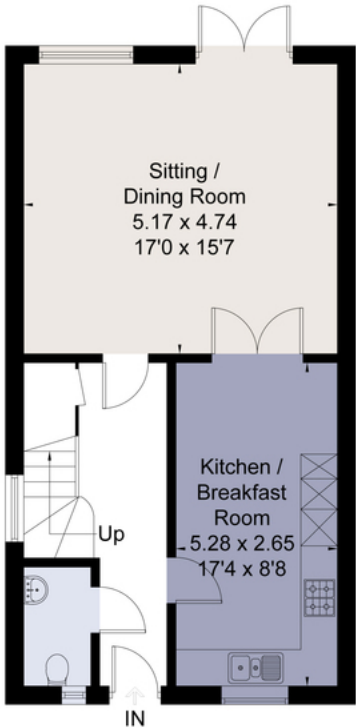






Approximate Area = 152.3 sq m / 1639 sq ft  
Including Limited Use Area (9.7 sq m / 104 sq ft)  
For identification only. Not to scale.  
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 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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