Oak Trees Ivy Chimneys

Epping

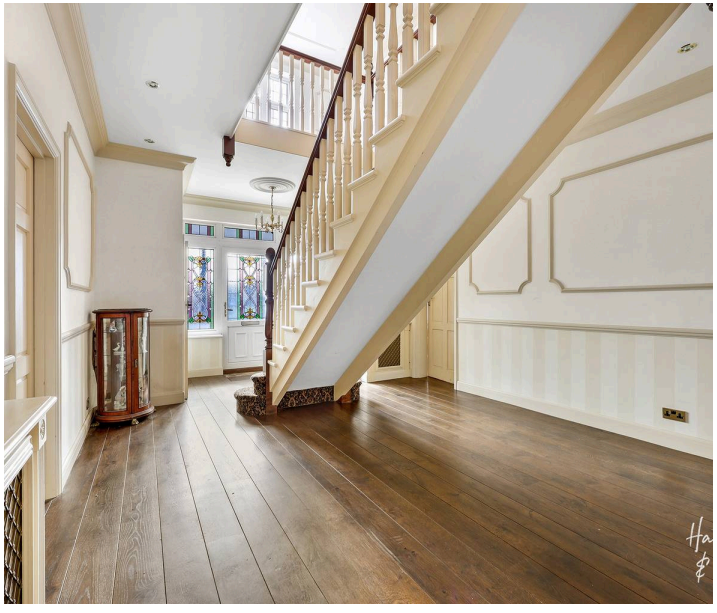
Council Tax band: G

Tenure: Freehold

- Impressive five bedroom home
- Chain free
- Opportunity to add own stamp
- Driveway & garage
- Stunning entrance hallway
- Three reception rooms
- Character features
- Spacious garden with garden room
- Short drive to Epping station & high street

Hammond & Smith







Hallway
22' 4" x 13' 9" (6.80m x 4.20m)

WC

Reception
26' 3" x 16' 9" (8.00m x 5.10m)

Reception
16' 9" x 12' 2" (5.10m x 3.70m)

Reception
22' 4" x 14' 1" (6.80m x 4.30m)

Kitchen
21' 4" x 14' 1" (6.50m x 4.30m)

Utility Room
12' 6" x 9' 10" (3.80m x 3.00m)

Primary Bedroom with Walk-In Wardrobe
19' 8" x 17' 9" (6.00m x 5.40m)

Ensuite Bathroom
9' 10" x 8' 2" (3.00m x 2.50m)

Bedroom
17' 1" x 12' 6" (5.20m x 3.80m)

Bedroom
14' 1" x 12' 6" (4.30m x 3.80m)

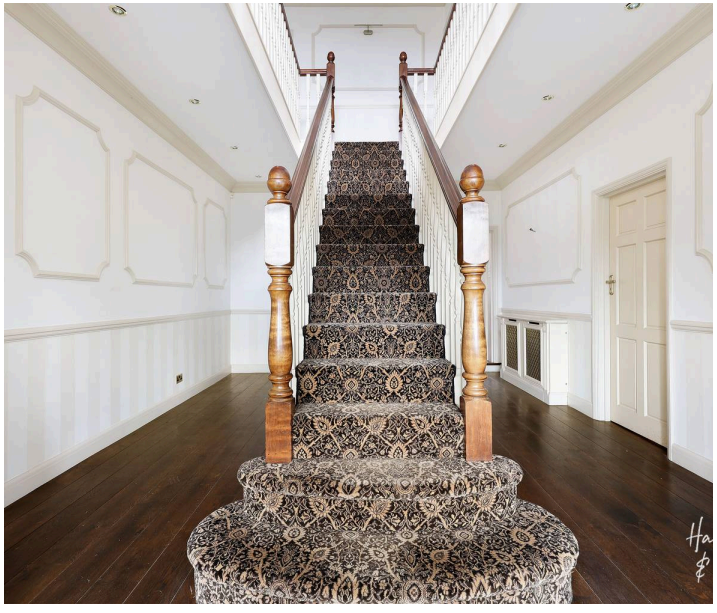
Bedroom
12' 6" x 10' 6" (3.80m x 3.20m)

Bedroom
14' 5" x 10' 10" (4.40m x 3.30m)

Bathroom
12' 6" x 11' 10" (3.80m x 3.60m)

Garden Room
17' 5" x 11' 2" (5.30m x 3.40m)





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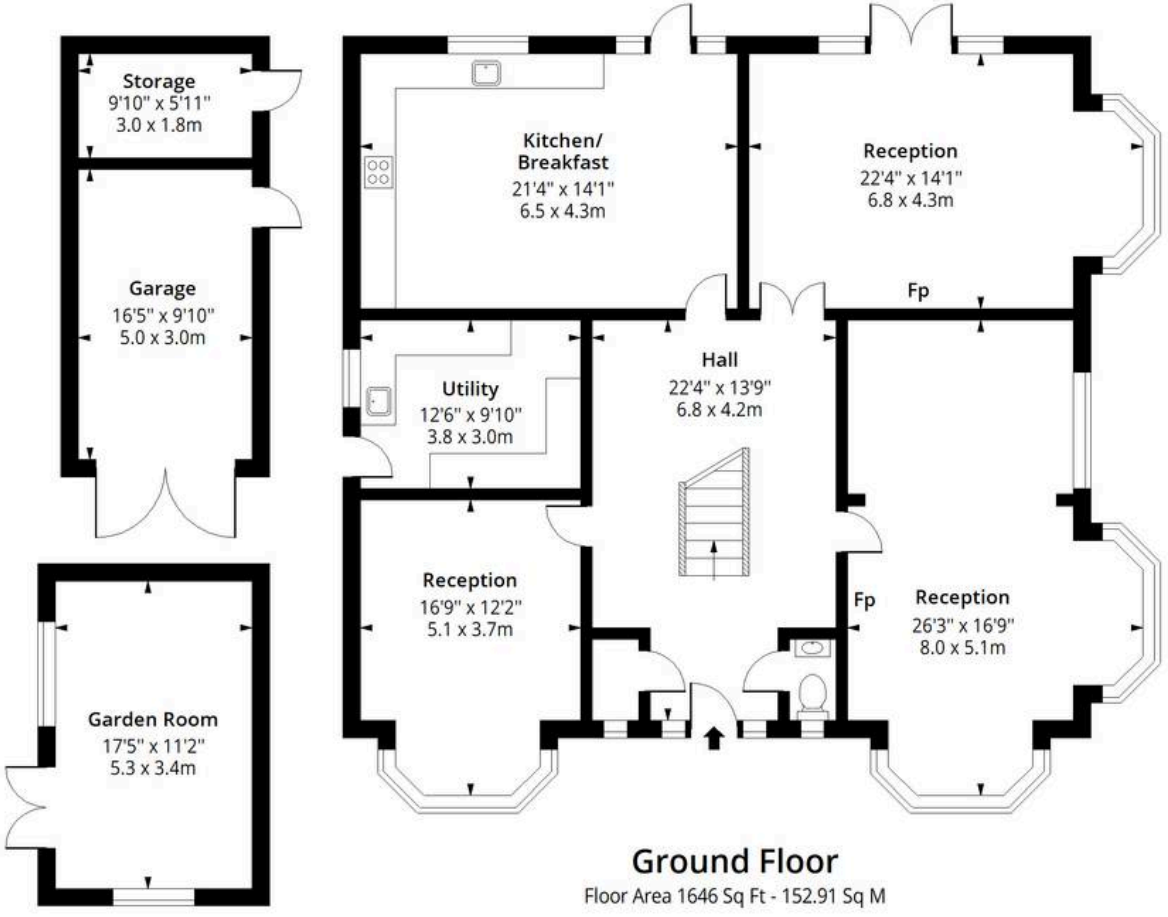
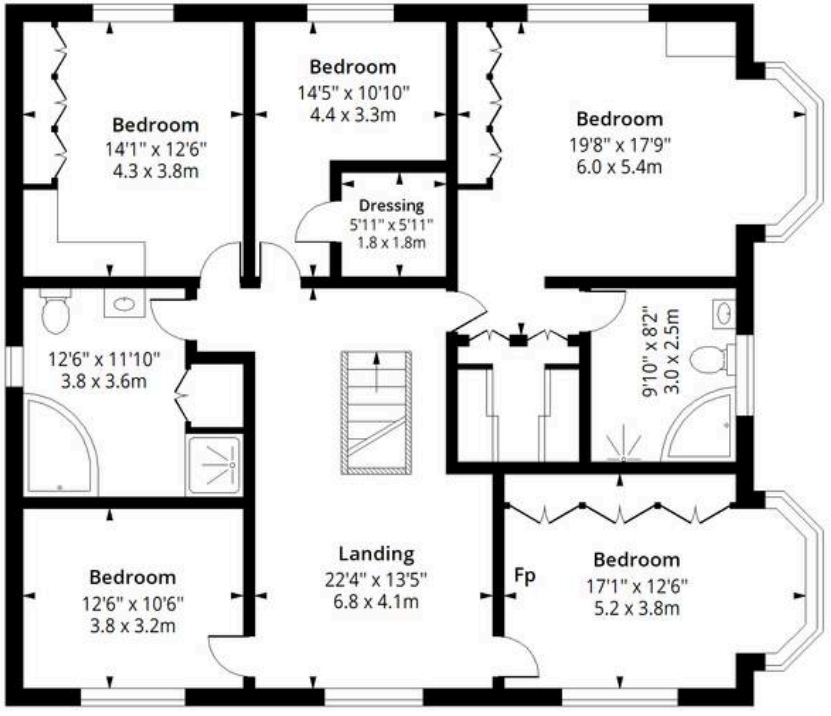
Ivy Chimneys CM16

Approx. Gross Internal Area 3228 Sq Ft - 299.88 Sq M
Approx. Gross Garden Room/ Garage Area 420 Sq Ft - 39.02 Sq M



Ground Floor

Floor Area 1646 Sq Ft - 152.91 Sq M



First Floor

Floor Area 1582 Sq Ft - 146.97 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

Date: 17/9/2026