

12 Ivy Chimneys

Epping, Epping

Council Tax band: D

Tenure: Freehold

- TWO BEDROOM PERIOD COTTAGE
- EXTENDED TO REAR
- IDEAL FIRST TIME BUY
- IVY CHIMNEYS SCHOOL CATCHMENT
- DOUBLE GLAZED
- WALKING DISTANCE TO EPPING STATION
- SOUTH FACING GARDEN
- OFF ROAD PARKING FOR TWO CARS



Hammond
& Smith

Lounge

10' 10" x 11' 11" (3.30m x 3.63m)

Dining Area

8' 1" x 11' 11" (2.46m x 3.63m)

Kitchen

14' 0" x 10' 11" (4.27m x 3.33m)

First Floor

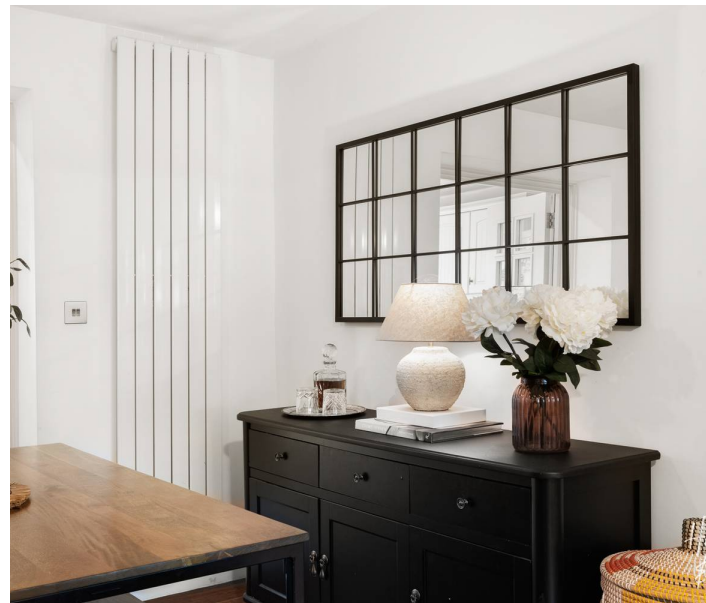
Bedroom One

11' 0" x 11' 11" (3.35m x 3.63m)

Bathroom

Bedroom Two

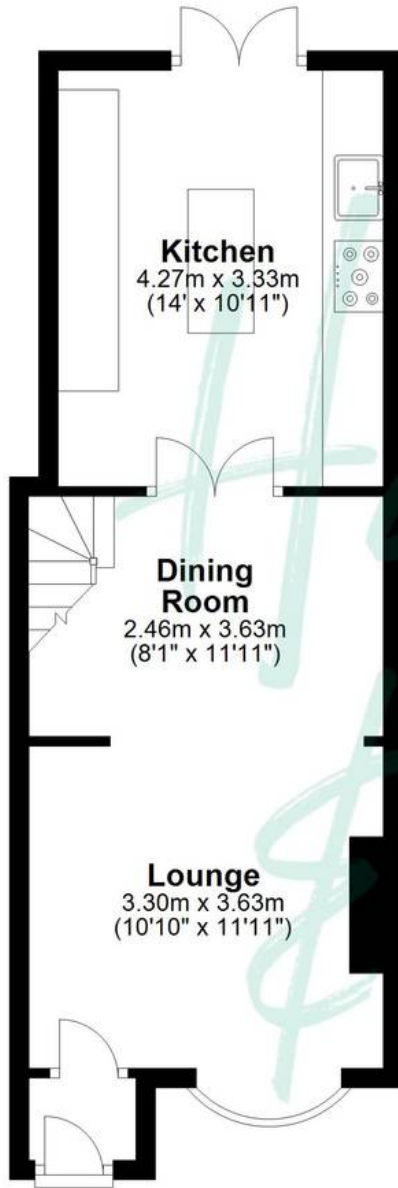
13' 9" x 9' 11" (4.20m x 3.01m)





Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Kitchen
4.27m x 3.33m
(14' x 10'11")

Dining Room
2.46m x 3.63m
(8'1" x 11'11")

Lounge
3.30m x 3.63m
(10'10" x 11'11")

First Floor

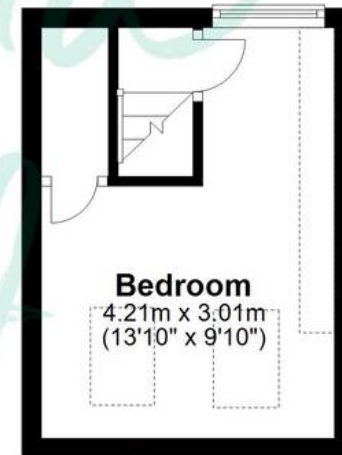
Approx. 21.3 sq. metres (229.3 sq. feet)



Bedroom
3.35m x 3.63m
(11' x 11'11")

Second Floor

Approx. 12.7 sq. metres (136.2 sq. feet)



Bedroom
4.21m x 3.01m
(13'10" x 9'10")

Total area: approx. 71.1 sq. metres (765.1 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.