



The Chicory, Carpenters Yard, High Road

Epping

£535,000

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- **EXCLUSIVE £1,000 MOVE-IN GIFT: Purchase through Bucks Property and choose a £1,000 John Lewis & Partners gift card or a £1,000 Evans Cycles gift card towards an electric bike.**
- Five years of guaranteed Zero Home Energy Bills, supporting substantially lower household running costs.
- Approximately 813 sq ft of thoughtfully planned accommodation with two generously sized double bedrooms.
- Spacious living and dining room with patio doors opening directly onto the private garden.
- Bespoke handleless kitchen with recycled glass worktops and energy-efficient Samsung appliances.
- Family bathroom, ground-floor cloakroom and separate utility cupboard with a Samsung washing machine.
- High-quality finishes including Ter Hürne LVT flooring, 100% wool carpets and oak veneered internal doors.
- EPC A-rated construction with solar panels, triple glazing, an air source heat pump and heat recovery ventilation.
- Private patio and turfed garden with an enclosed bin and bicycle store, external power and water.
- One allocated parking space together with a dedicated wall-mounted electric vehicle charger.





The Chicory

Property Description:

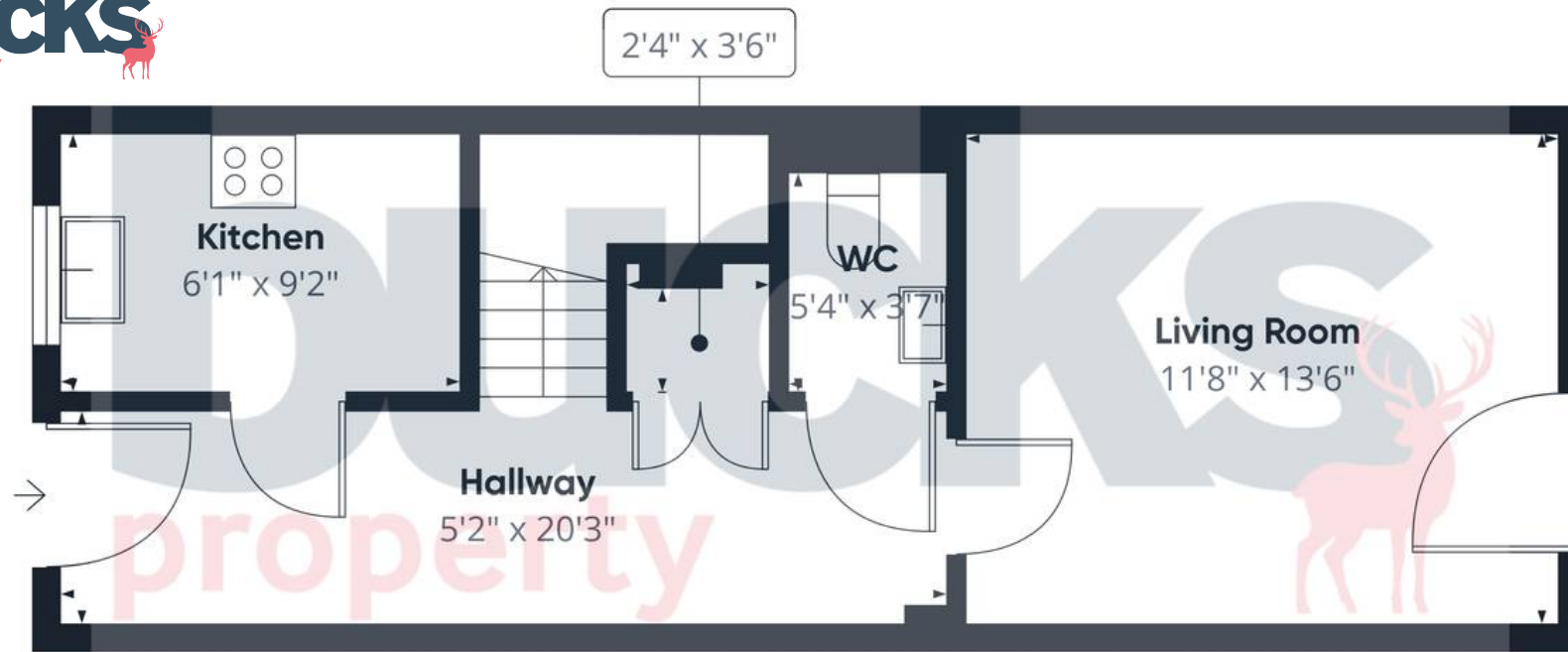
Beautifully designed, exceptionally energy efficient and created for a more sustainable way of life, Plot 93 is a brand-new two-bedroom home at Carpenters Yard that benefits from five years of guaranteed Zero Home Energy Bills. The Chicory offers approximately 813 sq ft of carefully planned accommodation, with two double bedrooms, a private garden, allocated parking and a dedicated EV charger. Its EPC A rating, solar panels, air source heat pump and connection to the development's community microgrid deliver a home designed with both running costs and the environment firmly in mind.

A bright entrance hallway leads past the bespoke kitchen into a generous living and dining room, where patio doors open directly onto the private garden. The handleless kitchen features recycled glass worktops, soft-close cabinetry and energy-efficient Samsung appliances, including an induction hob, oven, dishwasher and fridge freezer. A ground-floor cloakroom and separate utility cupboard add further practicality.

Upstairs are two well-proportioned double bedrooms and a spacious family bathroom with Italian-manufactured porcelain tiling, Scudo fittings, a bath and overhead shower. High-quality finishes include Ter Hürne LVT flooring, 100% wool carpets and solid-core oak veneered internal doors.

Outside, Plot 93 has a patio and turfed garden, an enclosed bin and bicycle store, external power and water, one allocated parking space and a dedicated EV charger.





First Floor

Approximate total area⁽¹⁾
703 ft²



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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