



## Epping Road, Waltham Abbey, EN9 2DH

Offers In The Region Of £650,000

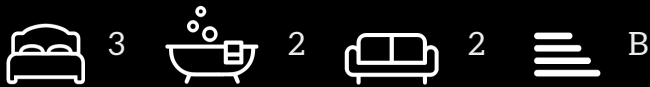
- New Build House
- Three Bedrooms, Two Bathrooms
- Gardens To Be Landscaped
- Access To A Number Of Good Schools
- 10yr ABC + Warranty
- Off-Street Parking for Multiple Cars
- Close to Epping Central Line Underground Station

# Epping Road, Waltham Abbey, EN9 2DH

Caplen Estates has the pleasure in presenting to the market this new build property on the borders of Epping Green and Nazeing, close to a number of transport links, Epping Central Line Underground station and schools within a short drive.

Newly built in 2023 the property comes complete with a 10 year builders warranty and landscaped grounds (nearing completion). The ground floor offers a living room open plan kitchen/diner/family room to the rear plus downstairs WC. The kitchen has a range of stylish units, quartz worktops and integrated appliances, which leads into a spacious utility room with washing machine and tumble dryer.

The first floor offers three good sized bedrooms and family bathroom. The main bedroom includes a dressing area and ensuite shower room. The two other bedrooms have fitted wardrobes. The property has off street parking for multiple cars. To arrange a viewing, please call our Sales team.



Council Tax Band: G



Living Room  
3.61 x 3.30 (11'10" x 10'10")

Kitchen/Dining Room  
6.88 x 5.13 (22'7" x 16'10")

Utility Room  
1.98 x 1.37 (6'6" x 4'6")

Bedroom 1  
4.47 x 3.20 (14'8" x 10'6")

Dressing Room  
2.01 x 1.88 (6'7" x 6'2")

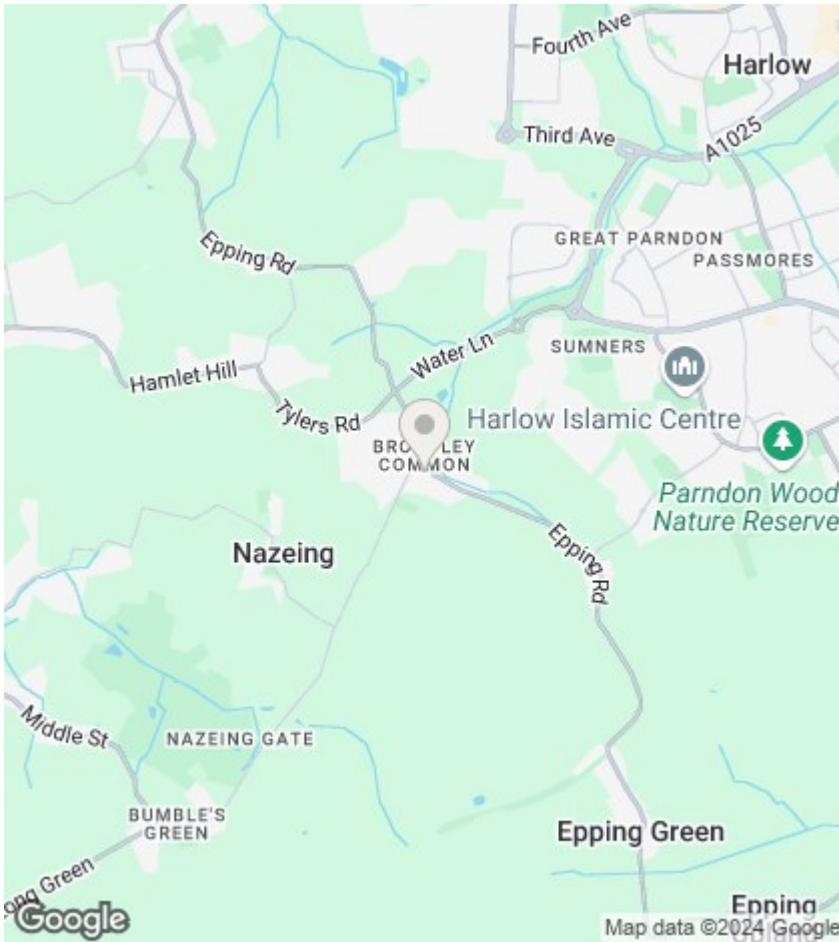
Shower Room  
2.21 x 1.78 (7'3" x 5'10")

Bedroom 2  
4.22 x 3.63 (13'10" x 11'11")

Bedroom 3  
3.61 x 2.39 (11'10" x 7'10")

Bathroom  
2.03 x 1.60 (6'8" x 5'3")

Garden  
14.00 x 11.99 (13.98 x 11.98) (45'11" x 39'4")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### EPC Rating

B

### Council Tax Band

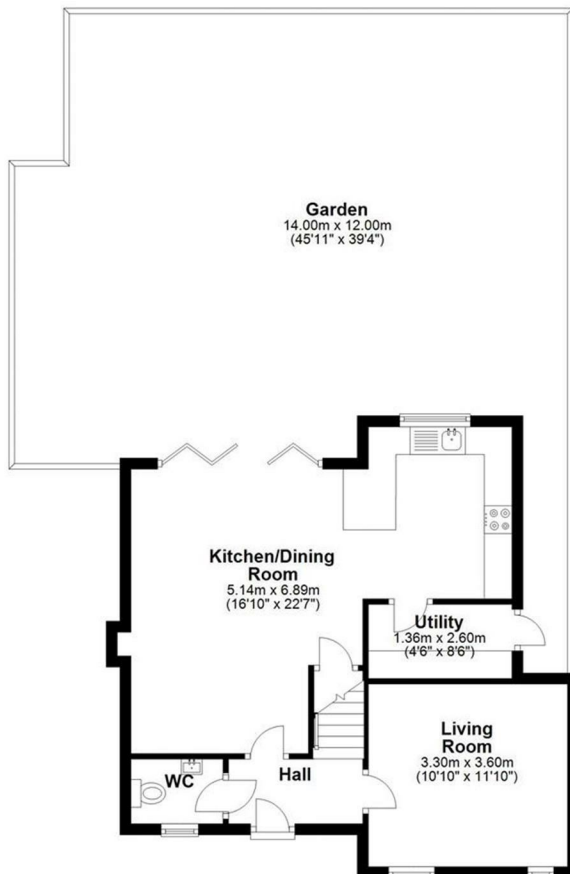
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### Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Ground Floor**  
Approx. 52.4 sq. metres (564.5 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (579.1 sq. feet)

