



Epping Road, Waltham Abbey, EN9 2DH

Offers In The Region Of £650,000

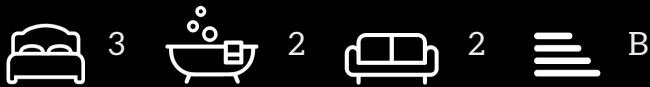
- New Build House
- Three Bedrooms, Two Bathrooms
- Gardens To Be Landscaped
- Access To A Number Of Good Schools
- 10yr ABC + Warranty
- Off-Street Parking for Multiple Cars
- Close to Epping Central Line Underground Station

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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")

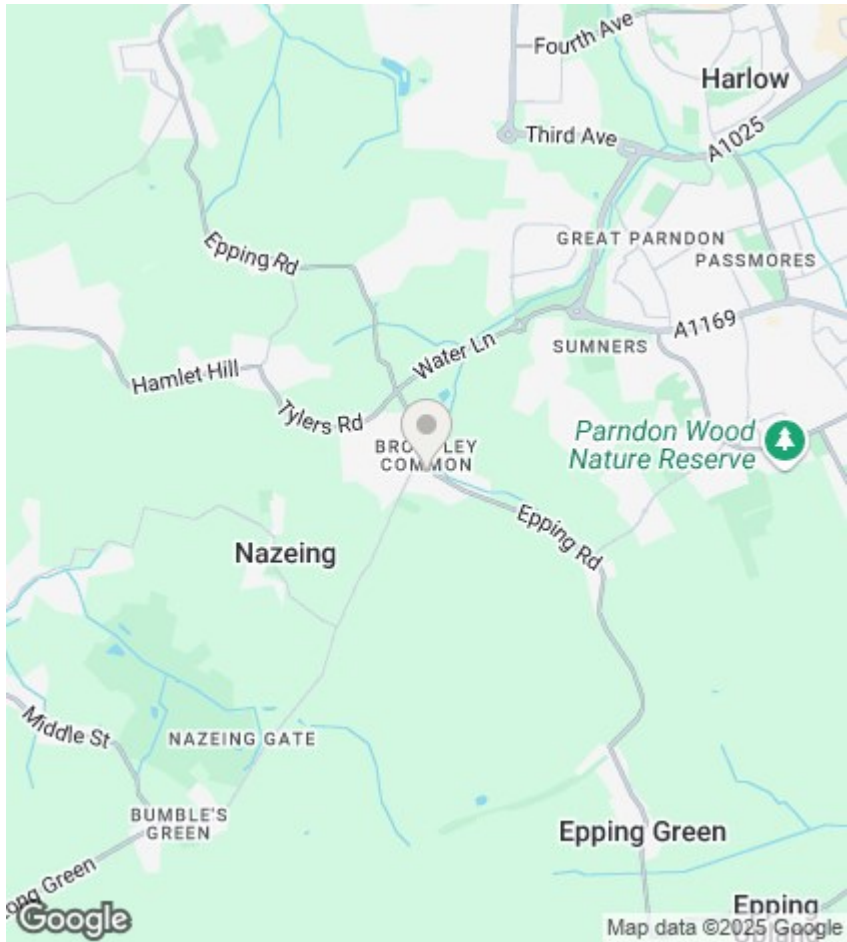
Shower Room
2.21 x 1.78 (7'3" x 5'10")

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		
(81-91) B	84	
(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

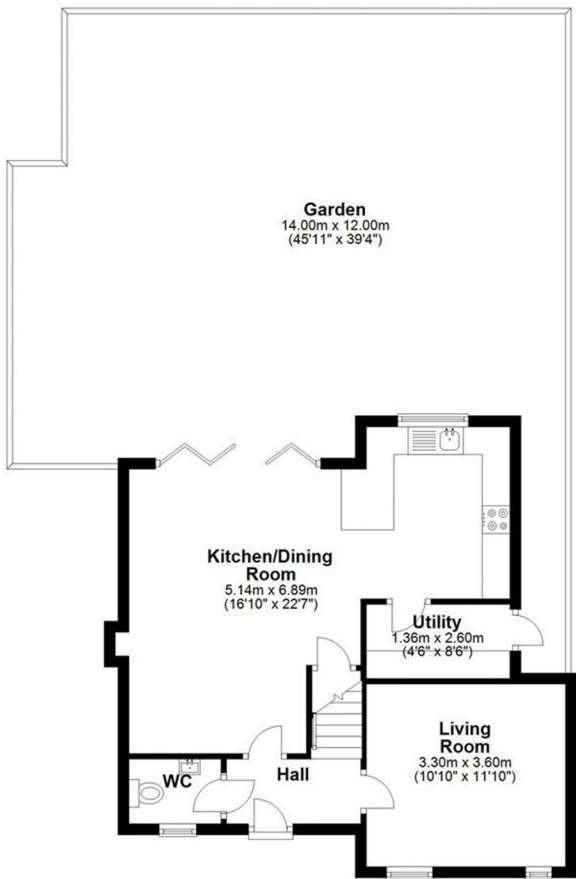
Council Tax Band

G

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)

