

# DURDEN & HUNT

INTERNATIONAL



## Osprey Road, Waltham Abbey EN9

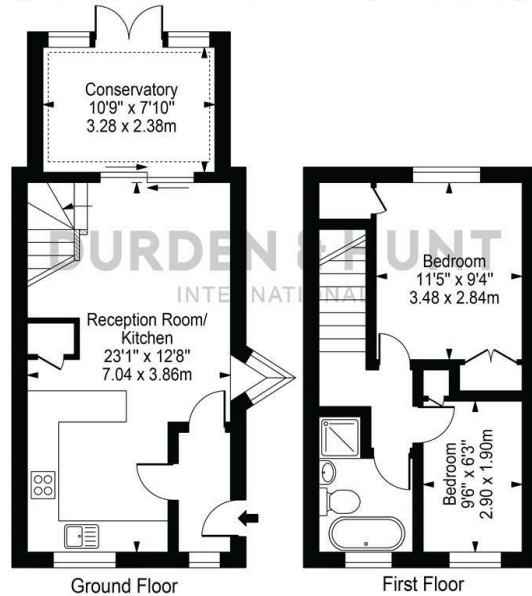
Offers In Excess Of £400,000

- Driveway And Allocated Parking
- Open Plan Living Concept
- Well Proportioned Garden With Patio Area
- Elegant Master Bedroom With Fitted Wardrobes
- Modern Bathroom
- Good Sized Kitchen With Breakfast Bar
- Linked Living And Dining Room
- Second Bedroom
- Great Condition Throughout

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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<https://www.durdenandhunt.co.uk/>

**Osprey Road**  
 Approx. Gross Internal Area 688 Sq Ft - 63.96 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	