

# DURDEN & HUNT

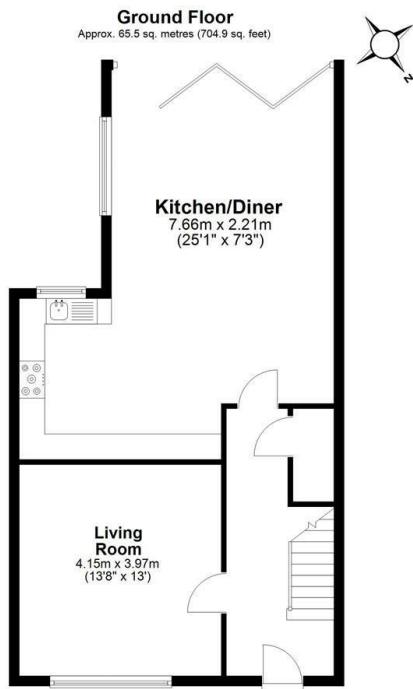
INTERNATIONAL



**Copthall Green, Waltham Abbey EN9**

**£850,000**

- Semi-Rural Location
- Opportunity To Develop (STP)
- Primary Bedroom With En Suite
- Detached Family Home
- Expansive Garden
- Open Plan Living
- Two Additional Bedrooms
- Off Road Parking
- Integrated Kitchen Appliances
- Contemporary Family Bathroom

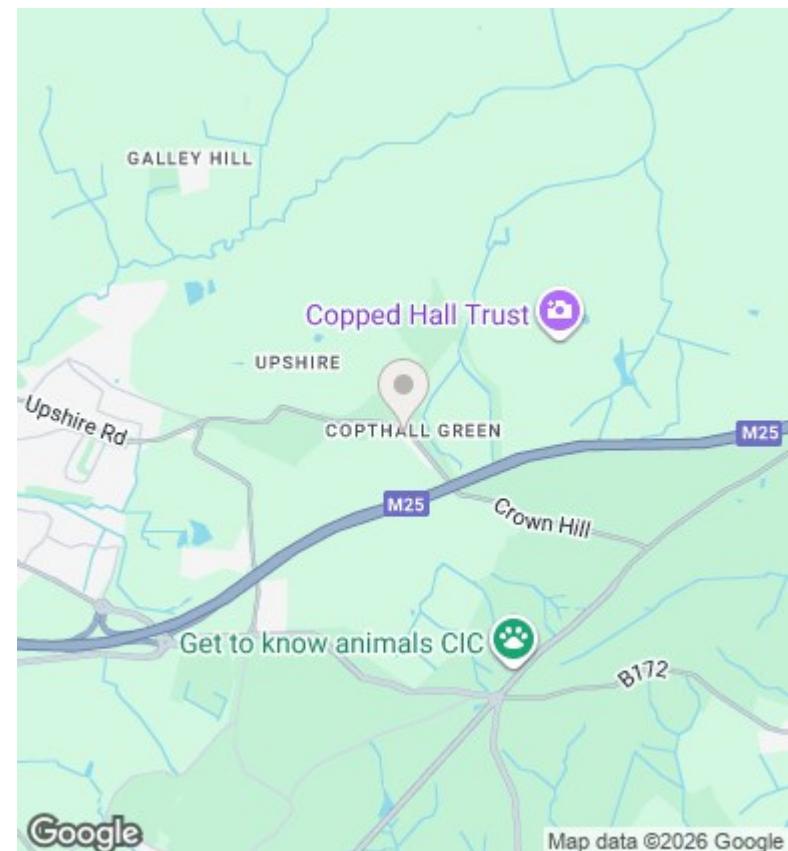


Total area: approx. 131.1 sq. metres (1410.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp. □

Marydel



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## Viewings

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

## Council Tax Band

F

## EPC Rating:

B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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