





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Step inside and discover elegant living spaces where design and detail come together seamlessly. The ground floor features a refined reception room, a versatile home office/study, and a guest WC, all centred around a spectacular open-plan kitchen and dining space, the true heart of the home. This expansive area is finished with bespoke cabinetry, premium integrated appliances, and ambient lighting, all complemented by a separate utility room for effortless day-to-day living. Underfloor heating runs throughout the ground floor, delivering both style and comfort in equal measure.

Bifold doors extend the living space into the garden, opening onto a beautifully finished stone patio terrace, ideal for al fresco dining and entertaining. The remainder of the private rear garden is laid to lawn, creating a serene outdoor environment for family enjoyment. Upstairs, four generously proportioned bedrooms provide both privacy and practicality. The principal suite features a luxurious en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms; all finished with high-quality fixtures and materials.

Each home at The Plain is also designed with sustainability in mind. In addition to an electric vehicle charging point, every property comes with integrated solar panels, helping to reduce your carbon footprint and ongoing energy costs; without compromising on style or comfort. Set within one of Epping's most desirable residential locations, The Plain offers the best of both worlds: refined, energy-efficient living within easy reach of vibrant amenities, open countryside, and fast commuter links into London.

- Stunning Collection of Three 4 Bed Luxury Homes
- Built to a High Specification
- Modern Sustainable Living
- Bespoke Interior
- Off-Street Parking
- New Build Warranty
- Electric Charging Points
- Desirable Sought After Location
- Predicted EPC Rating Coming Soon
- Contact Us Now to Register Your Interest!