



ABSOLUTE
PROPERTY

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9 Eagle Close, Waltham Abbey
EN9 3NA
£1,400

Absolute Property are pleased to offer this two bedroom double fronted terraced house located on the popular and modern Abbey Fields Development in a quite cul-de-sac. The property benefits from allocated off street parking, double glazing, upstairs bathroom, communal gardens and easy access to the M25 motorway network and transport links. Available for immediate occupation. Viewing is highly recommended to avoid disappointment.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	91	70	91
100-105 A 85-100 B 70-85 C 55-70 D 40-55 E 25-40 F 10-25 G		100-105 A 85-100 B 70-85 C 55-70 D 40-55 E 25-40 F 10-25 G	
For energy efficiency - higher ranking costs more.		For environmental impact - higher CO ₂ emissions cost more.	
England & Wales EPC Directive 2002/91/EC		England & Wales EPC Directive 2002/91/EC	