



**FORTUNE & COATES**

The People's Estate Agent

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



FORTUNE & COATES



## Walnut tree Close Hoe Lane, Waltham Abbey, EN9 2RJ

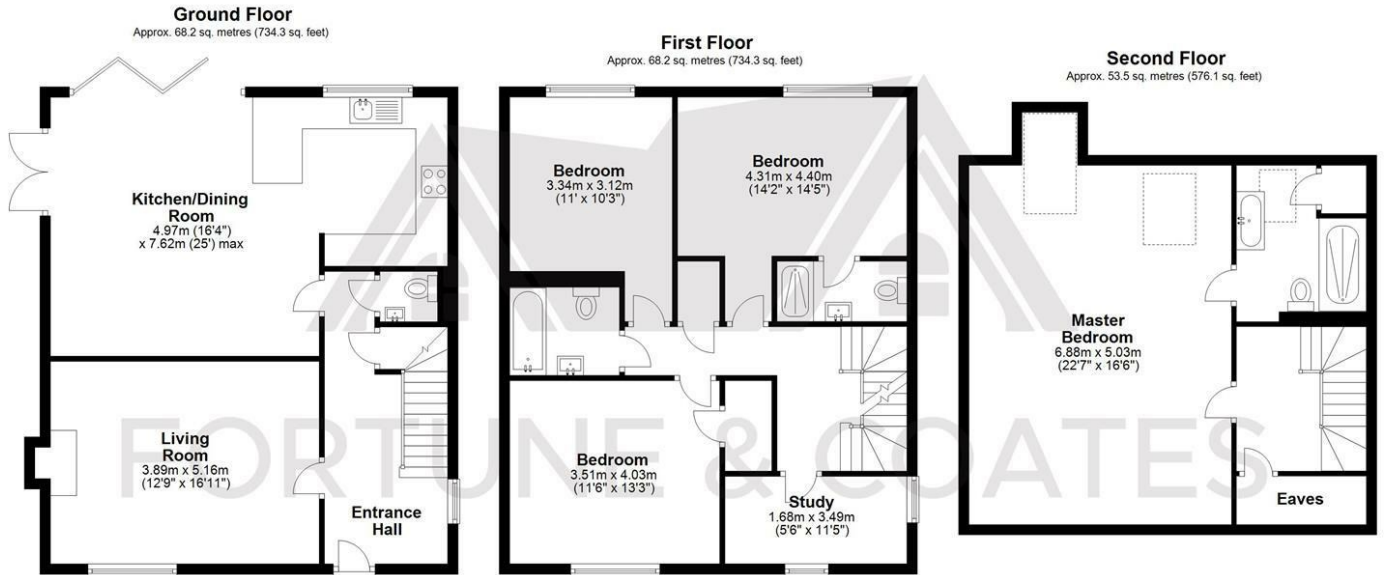
**£895,000**

Fortune and Coates are excited to present this outstanding brand new collection of six, high specification, bespoke detached family homes located behind a private gated development, situated in a picturesque and semi rural location of Hoe Lane, Nazeing which is perfectly positioned near to Roydon, Harlow, Waltham Abbey and

Broxbourne with choices of shops, supermarkets, schooling and amenities just a short distance away. This five bedroom home is positioned over three floors and comprise an inviting entrance hallway with cloakroom, bright and homely lounge with log burner, enviable kitchen/dining room/family room with range of modern wall and base units and some integrated appliances, breakfast bar, space for a generous dining table and sofa, bi-fold doors and french doors that lead outside to the rear garden. The first floor is reached via the wood and glass staircase and offers three well proportioned bedrooms with one featuring an en-suite shower room, family bathroom and convenient study room/bedroom. The top floor houses the primary suite/Master bedroom which offers storage to the eaves, en-suite walk in shower room and balcony offering amazing views over rolling fields. Outside, the homes offers an extensive rear gardens and the front, beneficial driveways with EV charging points. Book a viewing to appreciate these houses and make one your home.



# Floor Plan

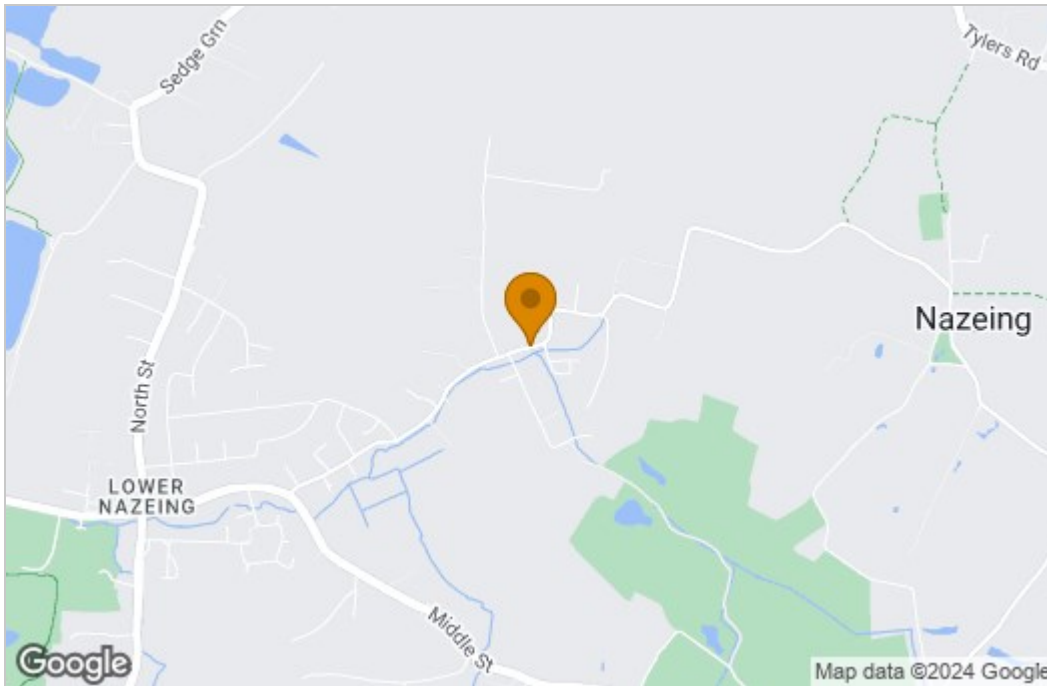


Total area: approx. 190.0 sq. metres (2044.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.fotomarketing.co.uk](http://www.fotomarketing.co.uk)

## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.