



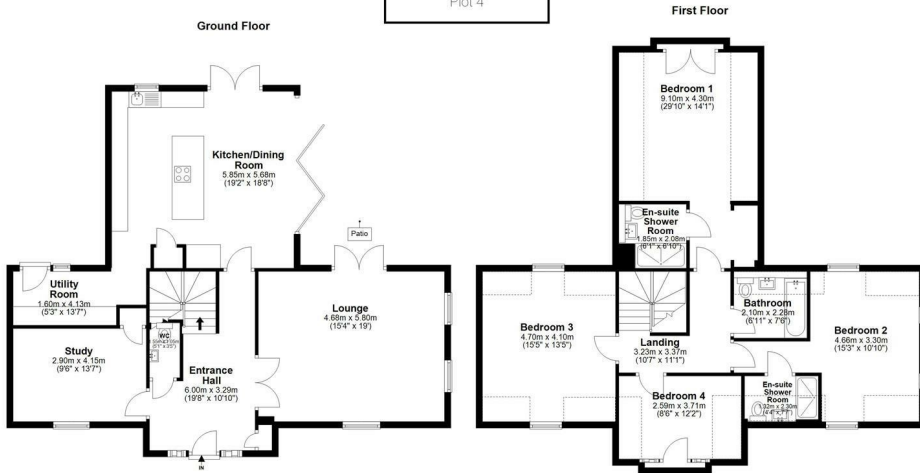
**Epping Lane, Stapleford Tawney, RM4 1ST**

**Asking Price £1,450,000**





**Meadow Views  
Stapleford Tawney  
Plot 4**



Total area : approx. 195 sq metres (2099 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

- GATED DEVELOPMENT
- SUPERB COUNTRYSIDE VIEWS
- HIGH SPECIFICATION FITTINGS
- ROYAL WARRANT KITCHEN BY STONEHAM
- AIR SOURCE HEAT PUMP
- JUST FOUR PROPERTIES
- LANDSCAPED GARDENS
- OAK FLOORING
- MEILE & LIEBHERR APPLIANCES
- UNDERFLOOR HEATING

NEW DEVELOPMENT OF JUST FOUR EXECUTIVE HOMES IN COUNTRYSIDE SETTING WITHIN 2 MILES OF EPPING AND THEYDON BOIS.

Meadow Views is an exclusive collection of four luxury homes located within the beautiful Epping Forest district, close to the villages of Theydon Bois and Stapleford Tawney. Surrounded by gently rolling hills and green fields as far as the eye can see, the area is both rural and well-connected, with excellent commuter links into London and local amenities close by.

Each of the unique properties is stylishly designed and finished to an exceptionally high standard. Smart, tailored interiors are easy on the eye and create a relaxed environment to live in. Approached via security entrance gates leading to this delightful development of just four stylish properties each with its own style and elegance.

Plot 4 - Detached four bedroom 2099 sq ft of stylish luxury living accommodation.

Reception hall, luxury fitted kitchen/dining room by Stoneham overlooking gardens and adjacent to open countryside, study, utility room, formal sitting room with view to front and rear with access to gardens, first floor, four good sized bedrooms with en suite shower rooms to the master bedroom and bedroom 2, two further bedrooms, family bathroom, larger plot adjacent to open countryside.

Ready for occupation in late Spring 2024 - book your private viewing for early reservation.

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.



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