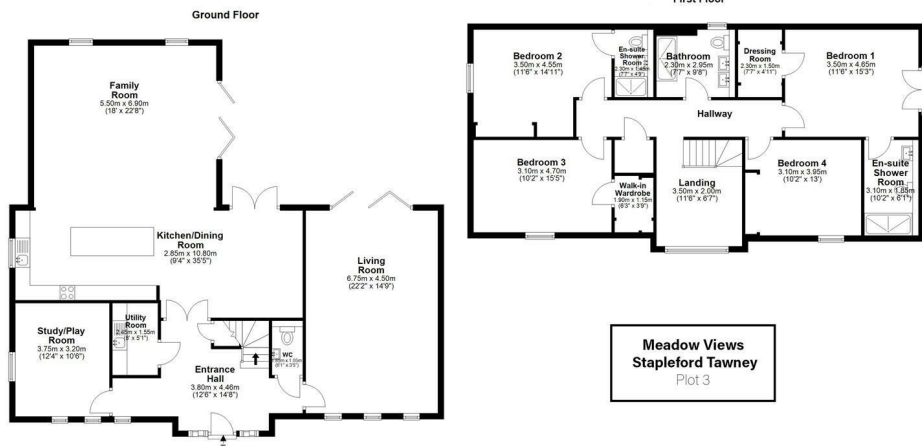




Epping Lane, Stapleford Tawney, RM4 1ST

Asking Price £1,740,000





Total area : approx. 257.3 sq metres (2770 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
- 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 View 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 3 - Detached four bedroom 2774 sq ft of stylish luxury living accommodation.

Reception hall, luxury fitted kitchen by Stoneham opening to the dining room and family room overlooking the formal gardens to the rear, study, utility room, formal sitting room with view to front and rear with access to gardens, large landing to first floor, four good sized bedroom with en suite shower and dressing room to master bedroom and en suite shower rooms to bedrooms 2 and 4 with dressing room to bedroom 2, family bathroom. private driveway, walled gardens adjacent to open countryside for superb views.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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