

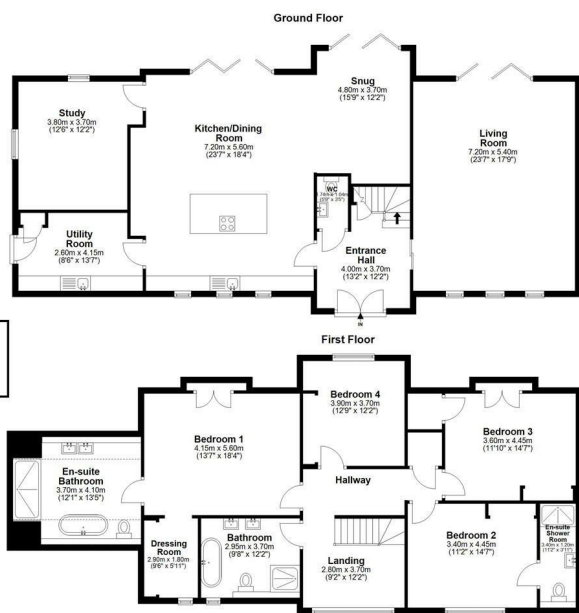


Epping Lane, Stapleford Tawney, RM4 1ST

Asking Price £1,935,000



Meadow Views
Stapleford Tawney
Plot 2



Total area : approx. 282.4 sq metres (3040 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
- FITTED STYLISH KITCHEN
- AIR SOURCE HEAT PUMP
- JUST FOUR PROPERTIES
- LANDSCAPED GARDENS
- OAK FLOORING
- MEILE & LIEBHERR APPLIANCES
- UNDERFLOOR HEATING

**** BOOK YOUR PRIVATE VIEWING TOUR **** BRAND NEW EXCLUSIVE GATED DEVELOPMENT 2 MILES FROM EPPING AND THEYDON BOIS- READY FOR OCCUPATION

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 2 - Detached four bedroom 3040 sq ft of stylish, luxury living accommodation. Good reception hall, luxury fitted kitchen by Stoneham opening to the dining room and snug, study, utility room, formal sitting room, four good sized bedrooms to the first floor with en suite shower and dressing room to master bedroom, 3 further double bedrooms, family bathroom, the property stands in a substantial plot with parking and backs open countryside.

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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	