

DURDEN & HUNT

INTERNATIONAL



Merlin Close, Waltham Abbey EN9

£650,000

- Garage & Large Driveway
- Well Presented Throughout
- Additional Reception Room
- Contemporary Family Bathroom
- Good Sized Garden
- Ground Floor WC
- Primary Bedroom With En Suite
- Open Plan Living & Dining Room
- Modern Kitchen
- Three Further Bedrooms

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

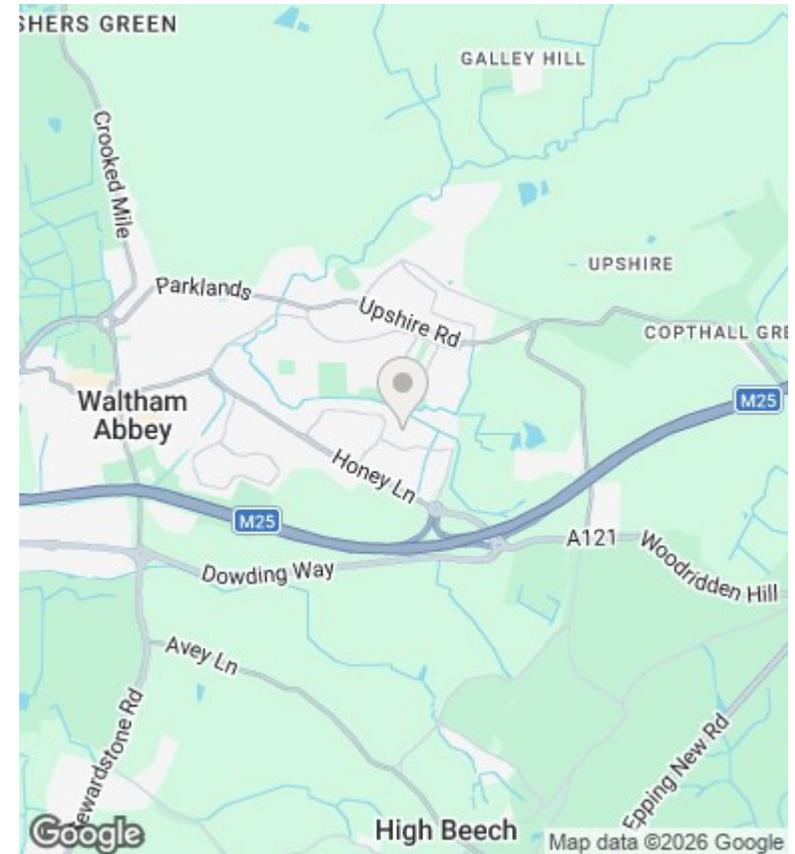


Total area: approx. 113.6 sq. metres (1222.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Merlin Close



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

F

EPC Rating:

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