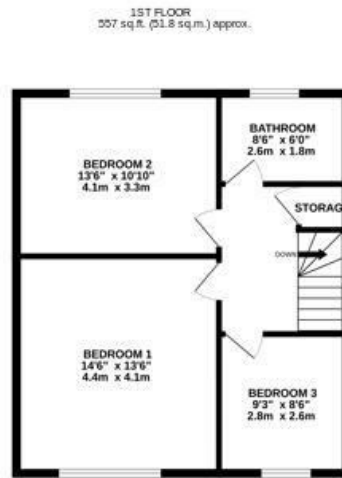
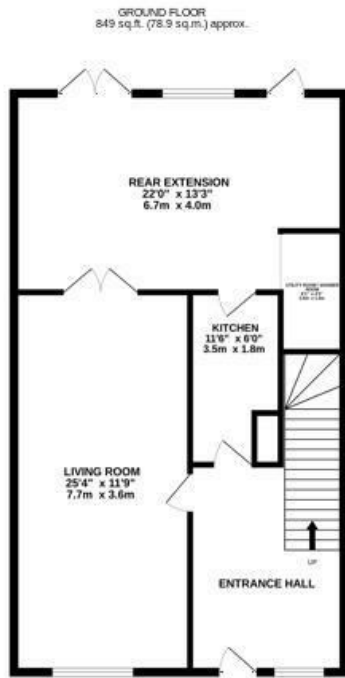




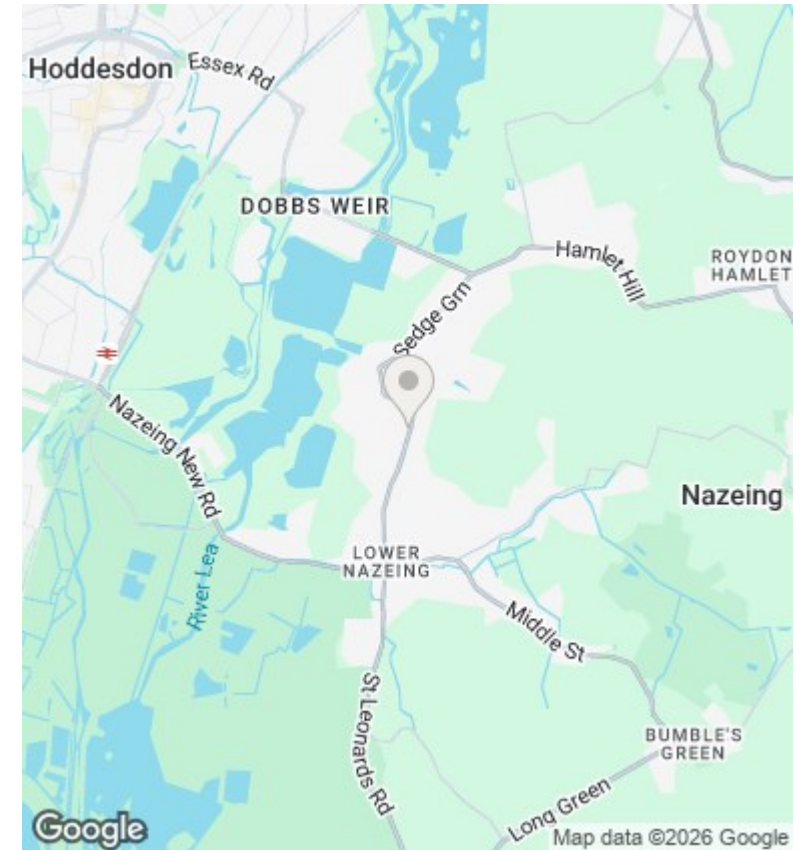
## 31 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Price Guide £475,000

- Amazing Opportunity to create the perfect Family Home
- Available for Viewings
- Being Sold Chain Free
- Popular Location



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time shown.  
Made with Blueprints 12/2015



## Directions

## Viewings

Viewings by arrangement only. Call 01992 470335 to make an appointment.

## Council Tax Band

## EPC Rating:

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