

# DURDEN & HUNT

INTERNATIONAL

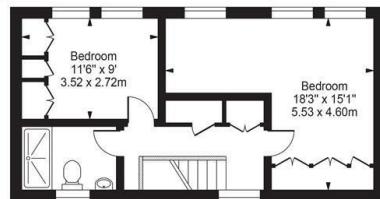


## Roundhills, Waltham Abbey EN9

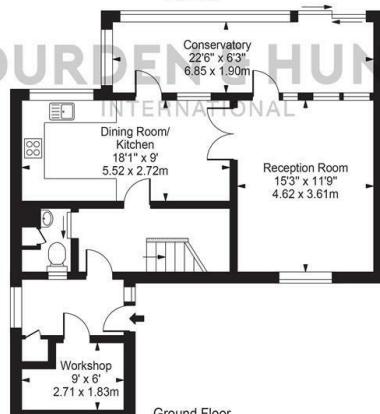
Offers In Excess Of £400,000

- Excellent Location
- Open Plan Kitchen Diner With Underfloor Heating
- Downstairs WC
- Contemporary Family Shower Room
- Low Maintenance Garden
- Bright Conservatory
- Beautifully Presented Throughout
- Great Transport Links
- Spacious Living Room
- Two Double Bedrooms

**Roundhills**  
Approx. Gross Internal Area 1184 Sq Ft - 110.04 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC