



BUTLER & STAG

Nazeing Common | Essex
| EN9

This stunning new build home boasts extensive living space arranged over two floors spanning over 2100 sq ft.

- Semi Detached • Three Bedrooms • Kitchen/Dining Area • Separate Lounge • Double Garage • Annex/Games Room

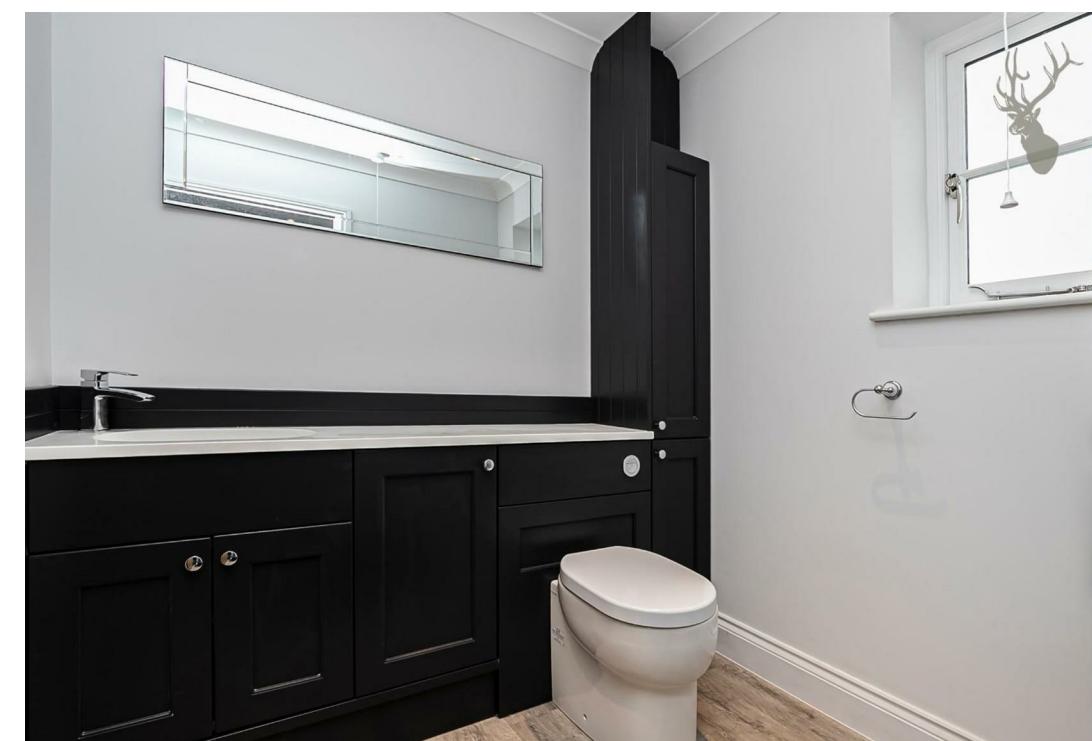
Asking Price £679,995 | Freehold

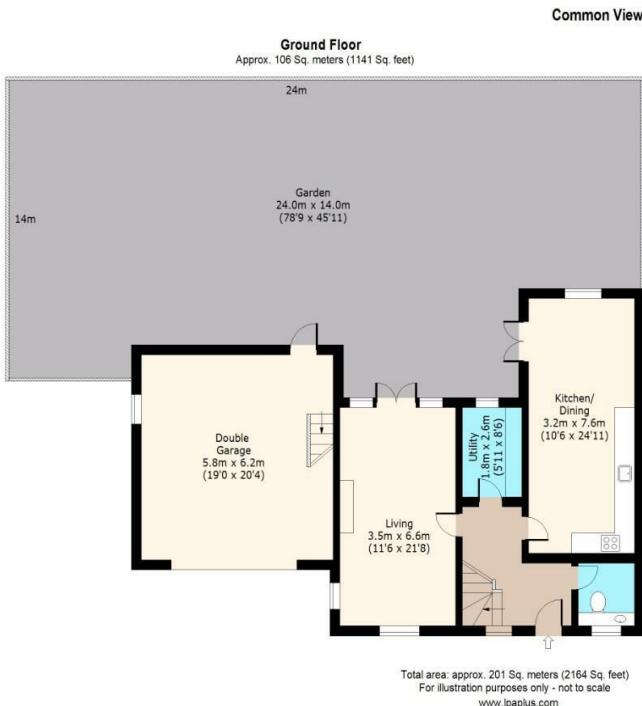
Accommodation includes a reception hall, a bespoke kitchen/dining room with door access to the stunning landscaped garden, a large living room, guest cloakroom and separate utility room. The first floor offers three bedrooms including the master bedroom with a en-suite, and a family bathroom.

Externally the property offers off street parking for several vehicles with a double garage which also has stairs leading to a large annex/games room, to the rear of the property you will find a west facing rear garden that has been beautifully landscaped with a patio area, there is also a second point of access to the rear garden through the side of the property which is gated.

It's a fabulous location and one that has a real countryside feel with lots of countryside walks, you can wander down to the local farm shop to buy fresh eggs and meat or to one of the array of cosy local pubs for an early evening G&T, but at the same time you can hop on the Central Line at Epping Underground station, or the mainline at Harlow, and be in the City centre in 30 to 40 minutes.







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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	