

## Betts Lane, Waltham Abbey, EN9 2DA

£2,900 PCM

- Spacious Detached Barn
- Available August
- Detached One Bedroom Annexe
- Roydon Station - Into Central London with 40 Minutes
- Three Bedrooms
- Two Bathrooms
- Picturesque Village Location
- One week holding deposit - £692.31 - 5 week security deposit £3461.54



# Betts Lane, Waltham Abbey, EN9 2DA

Caplen Estates have the pleasure in presenting to the market a wonderful barn conversion & annexe located in the picturesque village of Nazeing, Essex. The property is close to Roydon Rail Station, providing access into London within 40 minutes. Available August

The Barn is a well-presented conversion, the entrance has floor to ceiling glass and rear wall, pouring this home with natural daylight, offering 1676sqft of living space.

You are greeted by a living room and kitchen/breakfast room. The kitchen is fully integrated with appliances, space for a dining table. There is also a ground floor WC. The second floor has three bedrooms. The first double bedroom offers fitted wardrobes and an ensuite bathroom. There are two further double bedrooms, family bathroom and study. Externally offers a fantastic sociable space including BBQ area and decking, perfect for a family home.

This property comes complete with a detached one bedroom annexe, The ground floor has an open plan living area, including full sized kitchen and appliances, a ground floor bathroom and first floor bedroom. Call our lettings team today to arrange a viewing 0203 937 7733

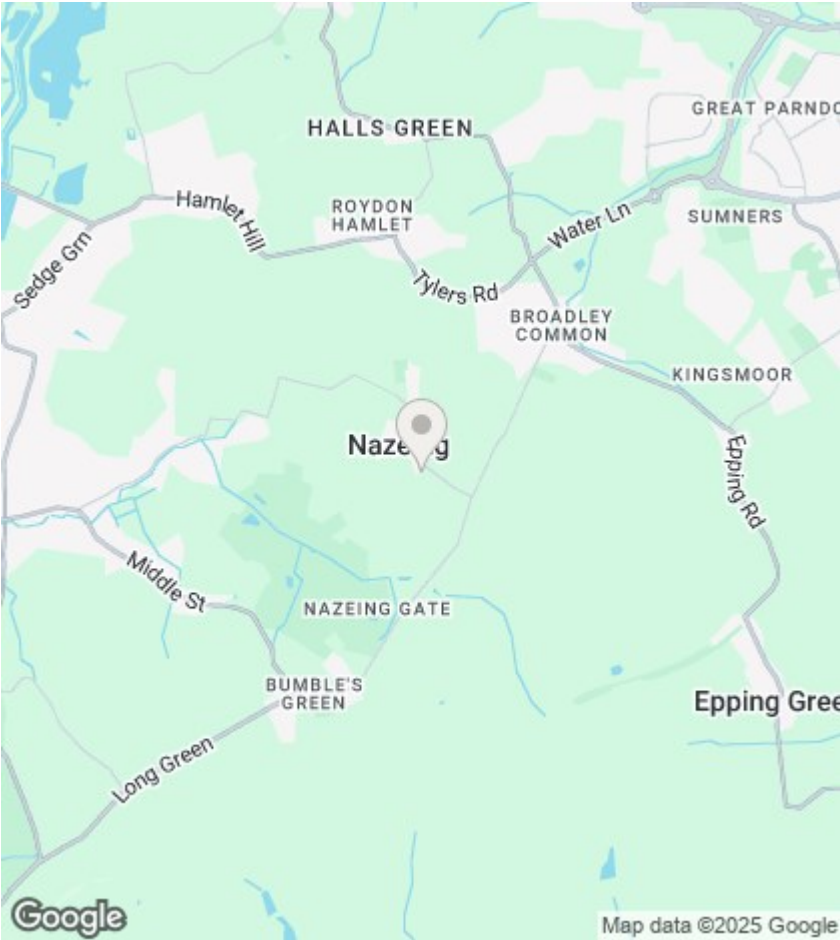
One week holding deposit - £669.23 - 5 week security deposit £3346.15




Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC Rating

C

Council Tax Band

E

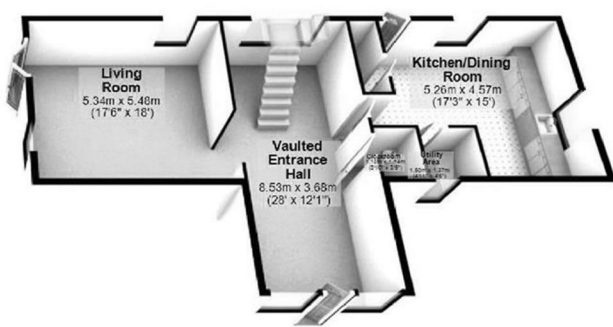
Viewings

Viewings by appointment only.  
Call 0203 937 7733 to make an appointment.

**Annex  
Ground Floor**  
approx. 31.5 sq metres (339.5 sq feet)



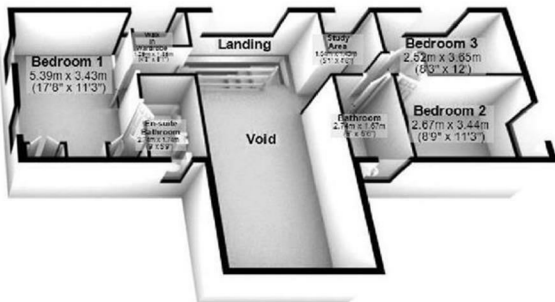
**Barn House  
Ground Floor**  
approx. 92.2 sq metres (992.3 sq feet)



**Annex  
First Floor**  
approx. 22.7 sq metres (244 sq feet)



**Barn House  
First Floor**  
approx. 63.5 sq metres (683.9 sq feet)



Total annex approx. 54.2 sq metres (583.5 sq feet)  
Total Barn House approx. 155.7 sq metres (1676.1 sq feet)