



Holyfield, Nazeing, EN9 2ED

£2,250 PCM

- Available April
- Spacious Kitchen/Diner
- Large Garden Terrace
- Fantastic Views
- Three Double Bedrooms, Two Bathrooms
- Large Entrance Hall
- Parking For Two Cars
- 1wk Holding Deposit - £519.23 / 5wks Security Deposit - £2,596.15

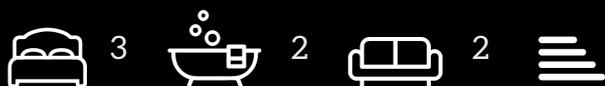
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Caplen Estates proudly present to the market this three bedroom semi detached barn conversion situated on the borders of Waltham Abbey/Nazeing, Essex. The property is well positioned with fantastic views overlooking Lee Valley nature reserve and offers a bright and airy living space.

Entering the property you are welcomed by a spacious entrance hall with doors leading to a good sized kitchen/diner with integrated appliances and fantastic views. Further down the hallway you benefit from a ground floor double bedroom, spacious shower room with w/c, large living room with high ceiling and double doors leading to the outside garden terrace.

Upstairs you are welcomed by a bright large skylight, two further spacious double bedrooms with vaulted ceilings, various Velux windows and a shared three piece family bathroom suite. The property is powered via a ground source electric system and additionally has a large wrap around paved terrace and two parking spaces to the front. Call our lettings teams asap to arrange an internal viewing.

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Council Tax Band: E



Living Room
6.02 x 3.23 (19'9" x 10'7")

Kitchen/Diner
6.02 x 2.77 (19'9" x 9'1")

Entrance Hall
6.02 x 5.46 (19'9" x 17'11")

Bedroom 3
3.00 x 2.18 (9'10" x 7'2")

Shower Room
2.03 x 1.83 (6'8" x 6'0")

Master bedroom
5.66 x 3.02 (18'7" x 9'11")

Bedroom 2
5.66 x 2.79 (18'7" x 9'2")

Bathroom
2.44 x 1.65 (8'0" x 5'5")



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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating

Council Tax Band

E

Viewings

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

1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.8 SQ.M.)

