



Damson, Carpenters Yard, High Road

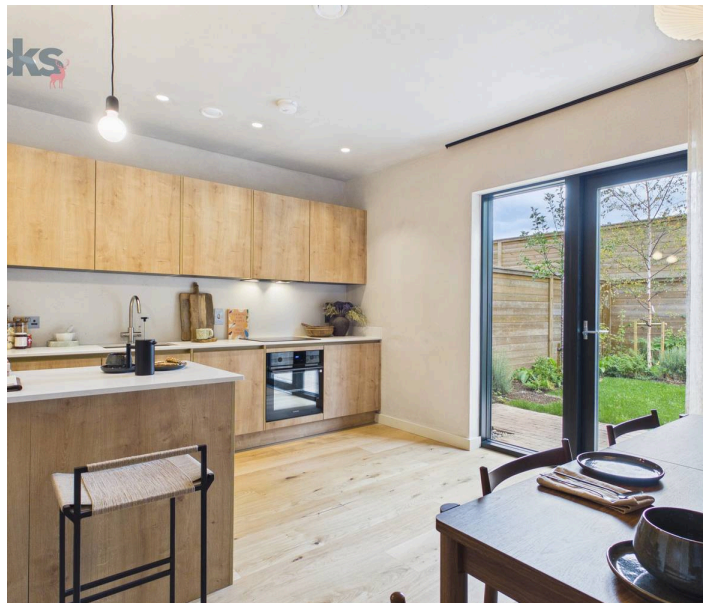
Epping

£650,000

Damson, Carpenters Yard

High Road, Epping

- EXCLUSIVE £1,000 MOVE-IN GIFT: Purchase through Bucks Property and choose a £1,000 John Lewis & Partners gift card or a £1,000 Evans Cycles gift card towards an electric bike.
- Five years of guaranteed Zero Home Energy Bills, supporting substantially lower household running costs. Subject to conditions.
- Approximately 1092SQFT of thoughtfully planned accommodation with three generously sized bedrooms.
- Spacious kitchen/dining room with patio doors opening directly onto the private garden. A separate pantry completes this excellent layout.
- Bespoke handleless kitchen with recycled glass worktops and energy-efficient Samsung appliances.
- Family bathroom, cloakroom and separate utility cupboard with a Samsung washing machine.
- High-quality finishes including Ter Hürne LVT flooring, 100% wool carpets and oak veneered internal doors.
- EPC A-rated construction with solar panels, triple glazing, an air source heat pump and heat recovery ventilation.
- Private patio and turfed garden with an enclosed bin and bicycle store, external power and water.
- Two allocated parking spaces together with a dedicated wall-mounted electric vehicle charger.





The Damson

Property Description:

Beautifully designed, exceptionally energy efficient and created for modern family life, Plot 89 is a brand-new three-bedroom home at Carpenters Yard that benefits from five years of guaranteed Zero Home Energy Bills. The Damson offers approximately 1,092 sq ft of thoughtfully planned accommodation, including a separate living room, spacious kitchen and dining room, principal bedroom suite, private garden, allocated parking and a dedicated EV charger. Its EPC A rating, solar panels, air source heat pump and connection to the development's community microgrid deliver a home designed with both running costs and the environment firmly in mind.

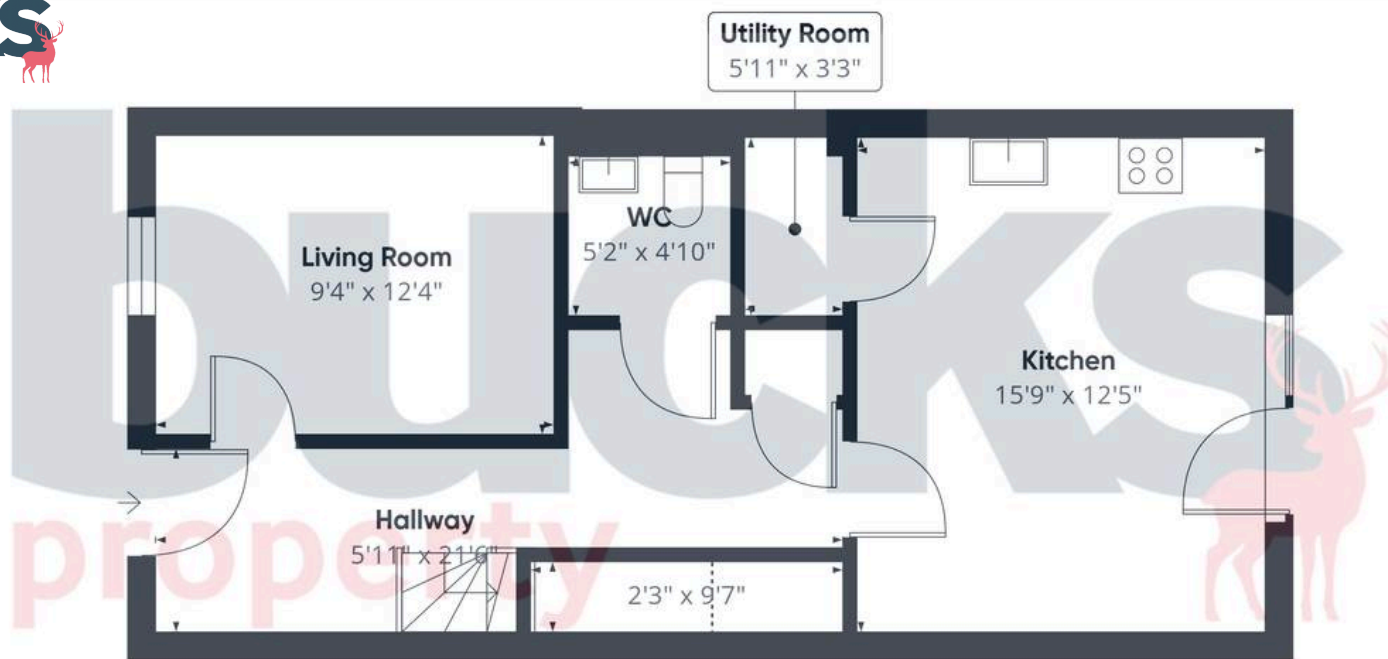
The ground floor opens into a welcoming entrance hallway, with a separate living room providing a comfortable space in which to relax. To the rear is a generous kitchen and dining room with patio doors opening directly onto the private garden, creating an excellent setting for family life and entertaining.

The bespoke handleless kitchen features soft-close cabinetry, recycled glass worktops and energy-efficient Samsung appliances, including an induction hob, oven, dishwasher and fridge freezer. A separate pantry, utility cupboard and ground-floor cloakroom provide valuable additional storage and practicality.

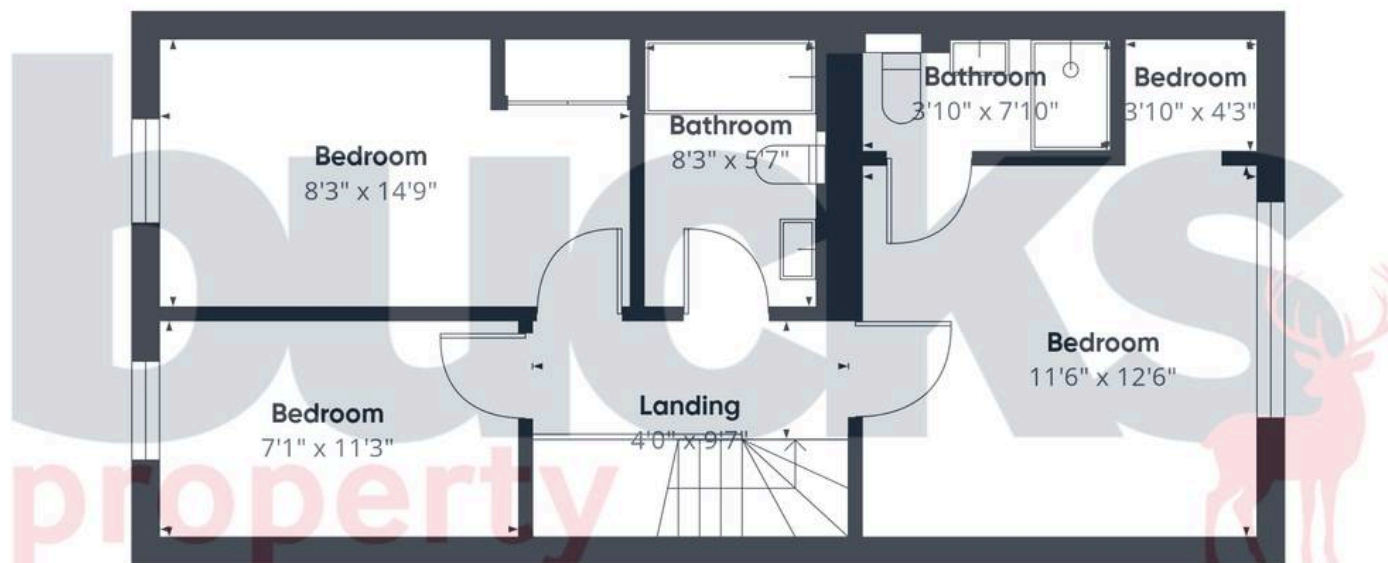
Upstairs, the principal bedroom has its own en-suite shower room and walk-in wardrobe. There is a second generously sized double bedroom, a third bedroom and a family bathroom with Italian-manufactured porcelain tiling, Scudo fittings, a bath and overhead shower.

High-quality finishes include Ter Hürne LVT flooring throughout the principal ground-floor areas, 100% wool carpets and solid-core oak veneered internal doors. Outside, the property benefits from a patio and turfed garden, outdoor storage, external power and water, one allocated parking space and a dedicated EV charger.





First Floor



Floor 2

Approximate total area⁽¹⁾

1092 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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