



## Middle Street, Nazeing, EN9 2LB

This impeccably presented, modern, and spacious four bedroom detached bungalow is situated in a premier location just 2 miles from Broxbourne Railway Station. With a stunning 0.216 acre plot, the property offers a bright and airy feel throughout, boasting a 75' x 60' rear garden and a 60' x 60' frontage. There is also potential to extend the property, subject to planning permission, making it an ideal investment for future development. The home also features a double garage with potential for conversion, a superb kitchen / diner with under floor heating and integrated appliances, an ensuite shower room / w.c., superb family bathroom with under floor heating, raised garden pond, Amtico flooring, double glazed windows, and gas central heating. Planning consent had been granted to demolish the existing property and erect x 2 four bedroom detached homes, which has now elapsed.

### Key features

- Planning consent to demolish and erect x 2 detached four bedroom homes (Elapsed / EPF/2240/12)
- Premier location 2 miles from Broxbourne Railway Station
- 0.216 acre plot with 75' x 60' rear garden
- Potential to extend (subject to planning permission)
- Double garage with potential for conversion
- Superb kitchen / diner with granite worksurfaces and integrated appliances
- Ensuite shower room / w.c.
- Amtico flooring, double glazed windows, gas central heating



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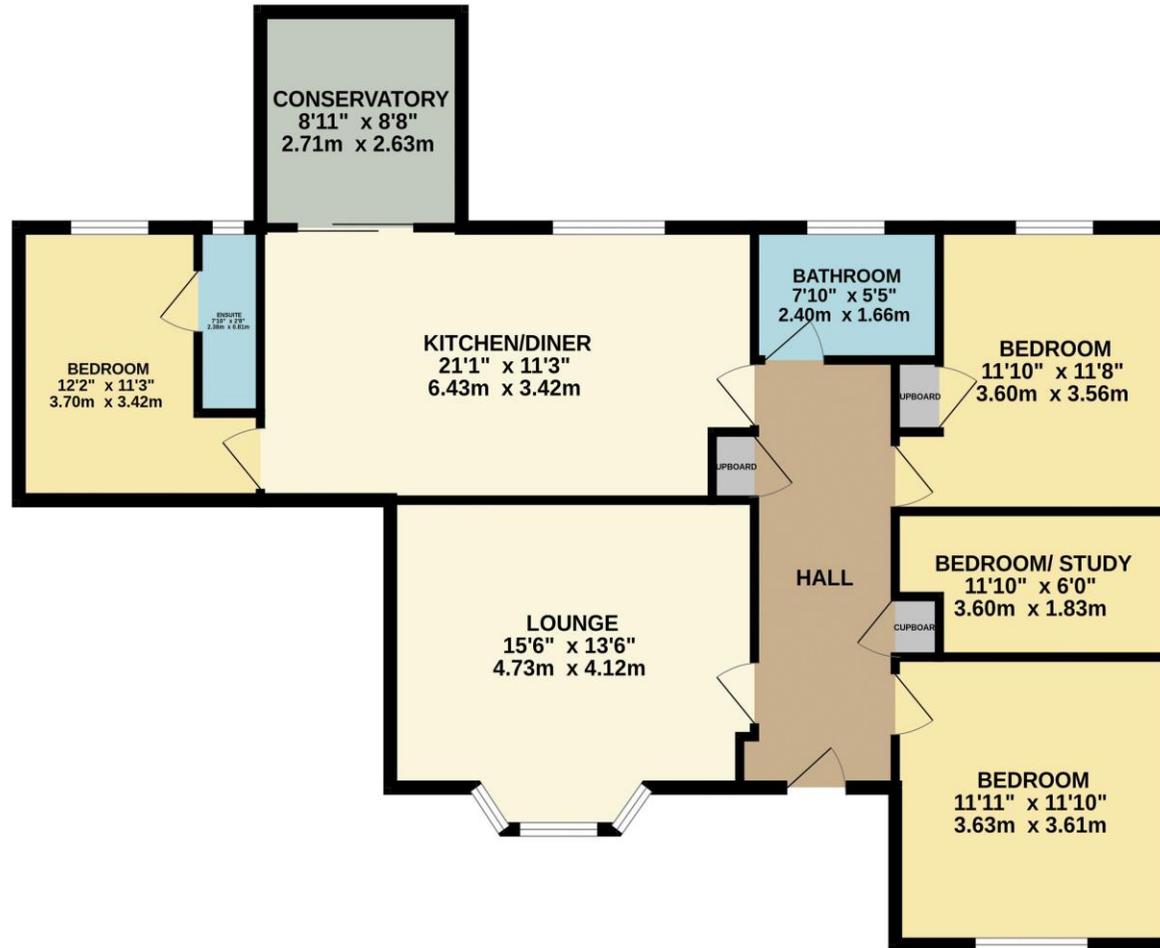
[hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

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GROUND FLOOR  
1111 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.