



Epping Road, Nazeing, EN9 2DH

Situated on a 0.615 acre southerly facing plot on Epping Road, Nazeing, this five bedroom detached house offers a prestigious location and luxurious lifestyle. The property boasts a gated entrance, a 290' southerly facing rear garden, and ample off street parking on a large frontage. There is potential to extend to the rear and into the loft space (subject to planning permission), making this an ideal opportunity for those looking to customise their dream home. The generously proportioned accommodation includes a superb kitchen/breakfast room, utility room, dining room, family room with a bar, office, and an impressive entrance hall. The spacious living room, measuring 26'3" x 18'5", provides a perfect space for relaxation and entertainment. The property is located in a semi-rural setting, with easy access to Hoddesdon, Harlow Town Centre, and Broxbourne and Harlow Town railway stations only a short distance, offering convenience for commuters. Additional features include an ensuite to bedroom one, a spacious family bathroom, a double garage with potential for conversion and solar panels. This property presents a rare opportunity to acquire a luxurious home in a desirable location.

#### Key features

- 0.615 acre southerly facing plot
- Gated entrance
- Potential to extend to the rear and into loft space (subject to planning permission)
- Double garage with potential for conversion
- 3134 ft<sup>2</sup> five bedroom detached house
- 290' southerly facing rear garden
- Large frontage with ample off street parking
- Ensuite to bedroom one



 paulwallace  
estate agents

hoddesdon@paulwallace.co.uk

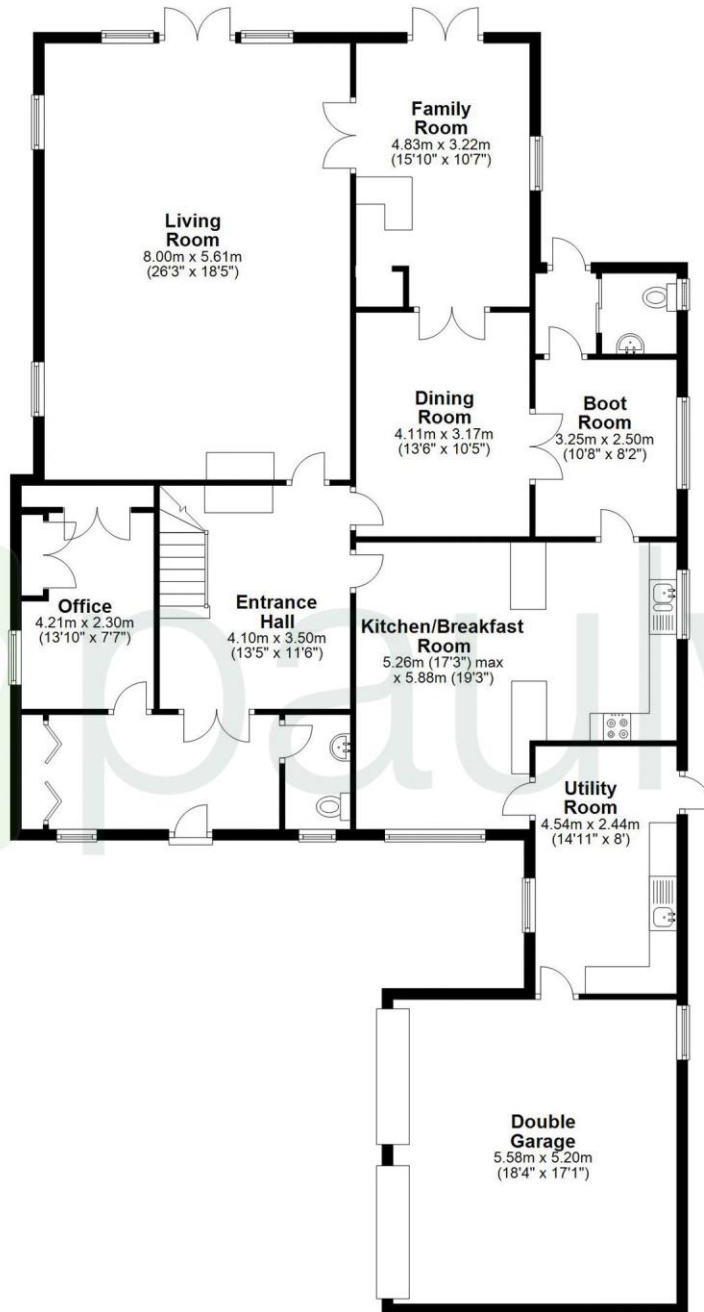
01992 466471





### Ground Floor

Approx. 193.3 sq. metres (2080.6 sq. feet)



### First Floor

Approx. 97.9 sq. metres (1054.3 sq. feet)



Total area: approx. 291.2 sq. metres (3134.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents




### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

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

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### 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



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.