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Common Road, Broadley Common, Nazeing, EN9 2DF |  
£530,000 | Freehold



## Common Road, Broadley Common, Nazeing, EN9 2DF

This chain-free, four bedroom link detached property is situated in a semi-rural location, offering the potential for extension to the rear as well as the possibility to convert the large garage and loft into additional living areas, subject to obtaining the necessary planning permissions. The current layout comprises a spacious lounge/diner, kitchen, office, ground floor cloakroom, and an upstairs bathroom. The property also benefits from a 65' rear garden with side access, a generous driveway, car port, and a 28' garage, with further off-street parking potential.

### Key features

- Chain-free four bedroom link detached property
- Potential to convert large garage and loft into additional living areas (STPP)
- 65' rear garden with side access
- Further off-street parking potential
- Semi-rural location with potential for rear extension
- Spacious lounge/diner, kitchen, office, ground floor cloakroom, and upstairs bathroom

### Property Information

Tenure Freehold Council Tax F

EPC Rating E Local Authority East Hertfordshire District Council



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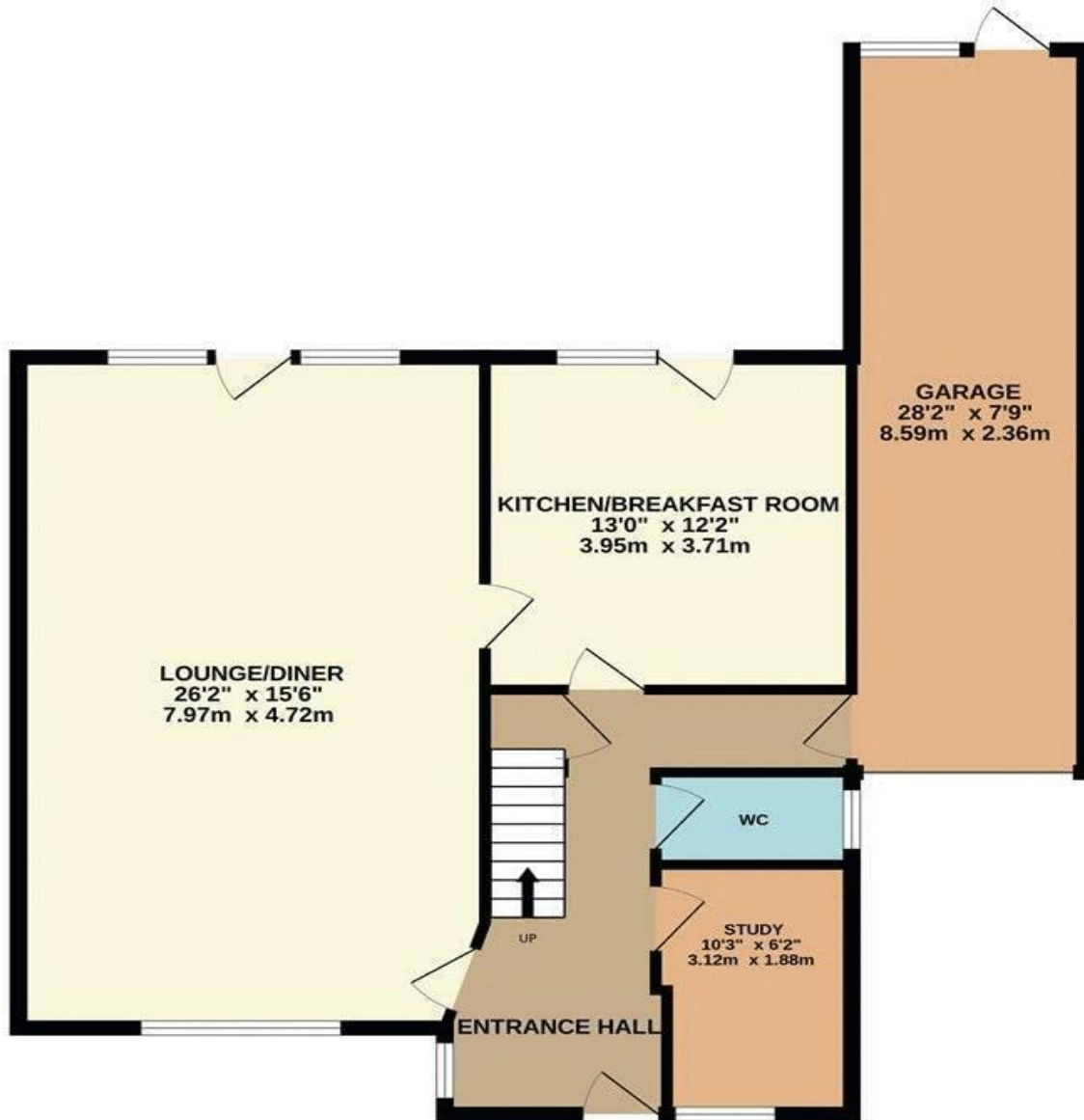






GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.

1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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Photo 18



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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.