



 paulwallace

Hoe Lane, Nazeing, EN9 2RG |
£875,000 | Freehold

Hoe Lane, Nazeing, EN9 2RG

This impressive property boasts five generously sized double bedrooms, along with three spacious reception rooms comprising of lounge, sitting room, and dining room. Situated in a prestigious position, the property features a large frontage offering ample off-street parking, as well as a double garage with potential for conversion. Boasting a total of 2340 ft² of living accommodation, there is also potential to extend the property (subject to planning permission). The property also features an impressive entrance hall, an attractive kitchen/breakfast room, a ground floor shower room, a family bathroom, and an en-suite to bedroom one. Additional benefits include double glazed windows and gas central heating. Conveniently located just 2.3 miles from Broxbourne railway station, this property offers both luxury and practicality for potential buyers.

Key features

- Five double bedrooms
- Large frontage with ample off-street parking
- Prestigious position
- Impressive entrance hall
- Three spacious reception rooms
- Double garage with potential for conversion
- 2340 ft² of living accommodation with potential to extend (subject to planning permission)
- Located 2.3 miles from Broxbourne railway station



 paulwallace
estate agents

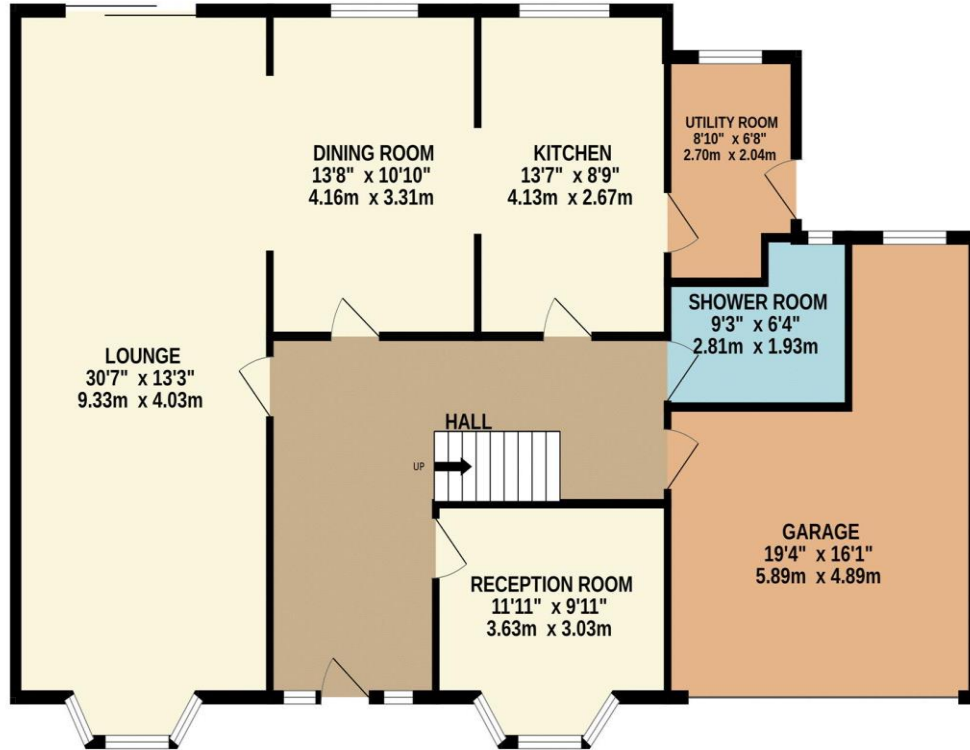
hoddlesdon@paulwallace.co.uk

01992 466471

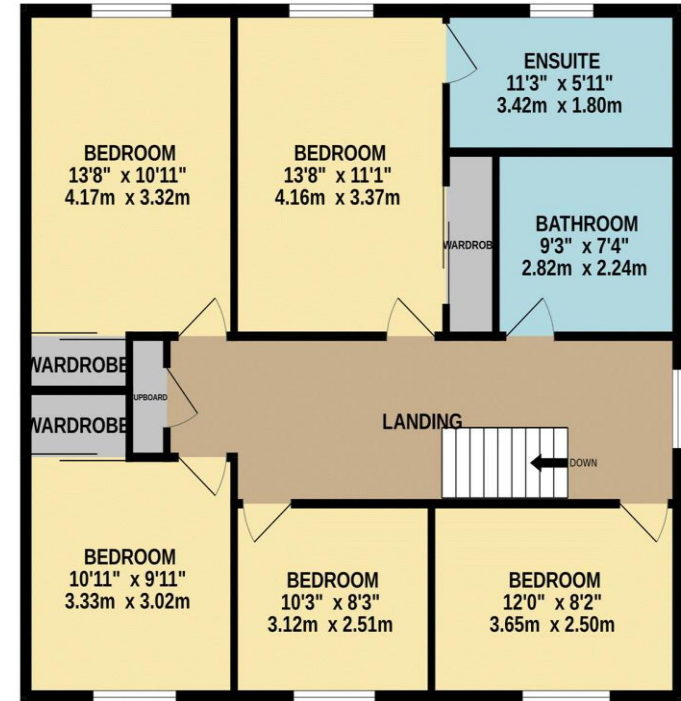




GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 2341 sq.ft. (217.5 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.

Made with Metropix ©2024



 paulwallace



 paulwallace



 paulwallace



 paulwallace





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

 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.