





## Paynes Lane, Nazeing, EN9 2EZ

Located within a secured gated entrance, this spacious, 1587 ft<sup>2</sup> four-bedroom detached bungalow is set on an expansive 0.325-acre plot. Enhanced by a detached two storey, double garage and a substantial workshop/storage unit, this property presents remarkable potential for conversion into residential space or an annexe, pending necessary planning permissions. The bungalow features four generously sized bedrooms, with the master suite showcasing a private en suite for added convenience. Accompanying the bedrooms are two well-appointed family bathrooms, a spacious living area, and a large kitchen/diner that caters perfectly to both relaxation and entertaining. The overall layout maximizes comfort and functionality, making it ideal for family life. This property is not only defined by its residential appeal but also presents substantial opportunities for those with entrepreneurial aspirations. The large workshop and ample storage space make it particularly well-suited for business use, catering to a variety of needs such as machinery, plant equipment, or multiple vehicles. Offering a unique blend of privacy and potential, this home is situated in a serene rural setting, ensuring a tranquil lifestyle while remaining conveniently accessible.

### Key features

- Gated entrance for enhanced security and privacy
- Two additional family bathrooms for convenience
- Two storey detached double garage and large workshop/storage unit with conversion potential for residential use or annexe (subject to planning permission)
- Tranquil rural location, ensuring peace and quiet while close to amenities
- Four spacious double bedrooms, including a master bedroom with en suite
- Expansive 0.325-acre plot providing ample outdoor space
- Ideal for business owners requiring storage for equipment or vehicles
- Offered chain free



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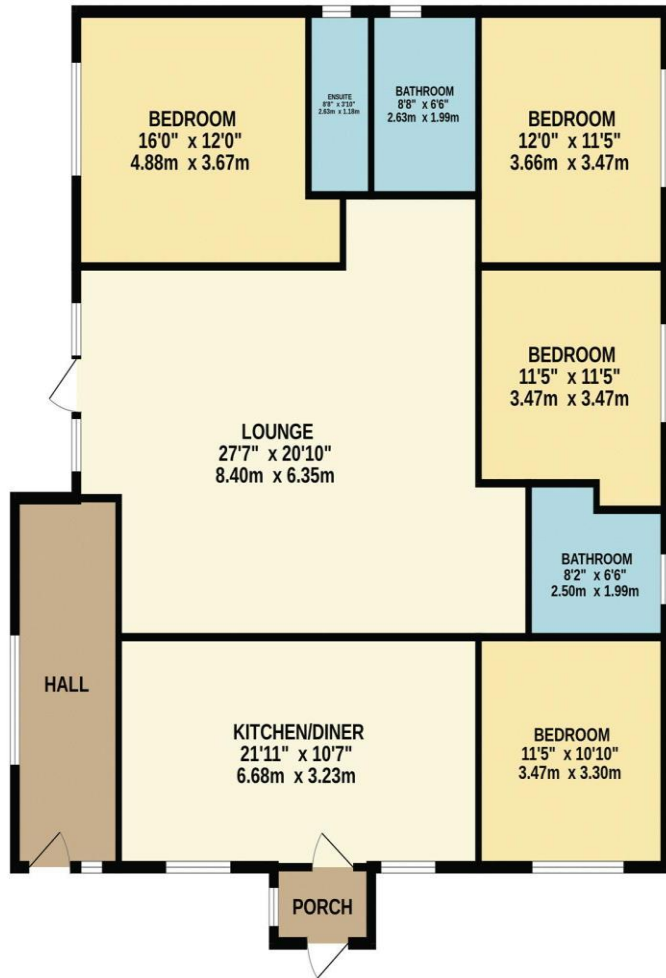




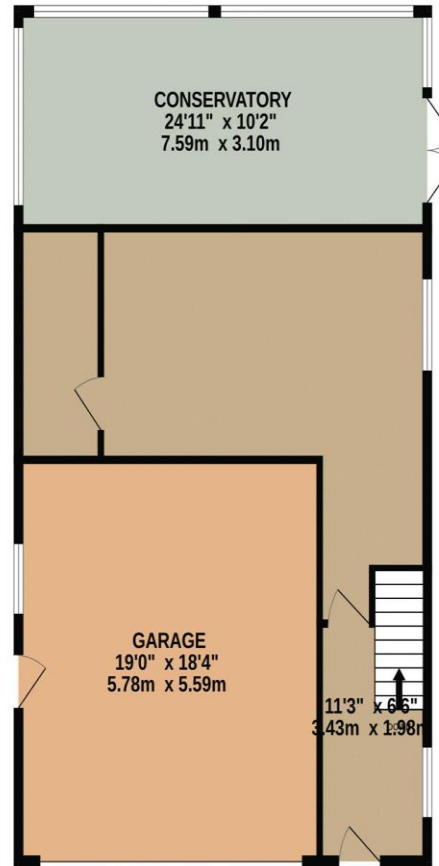




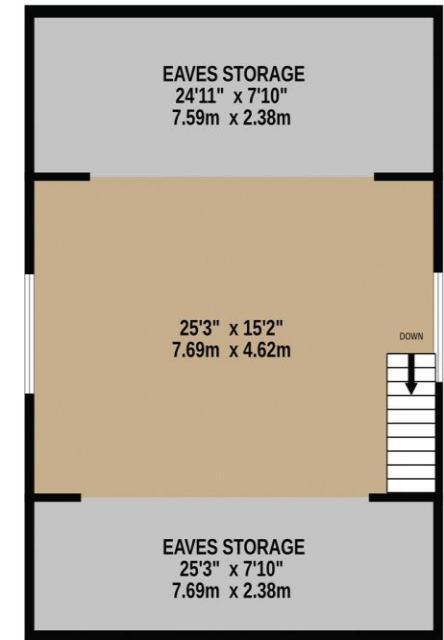
GROUND FLOOR  
1535 sq.ft. (142.7 sq.m.) approx.



OUT BUILDING  
1000 sq.ft. (92.9 sq.m.) approx.



2ND FLOOR OUT BUILDING  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 3270 sq.ft. (303.8 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
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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.