



## Jaden Hoe Lane Nazeing, EN9 2RJ

**Price £689,995**



KIRBY COLLETTI are delighted to offer this SUPERBLY PRESENTED THREE BEDROOM DETACHED BUNGALOW laying on a plot of approaching a 1/4 of an Acre. Situated in this semi rural location yet just a short drive to Local shops, Clayton Hill/Lea Valley Park and Broxbourne Railway Station with it's excellent service into London Liverpool Street.

Some of the many features include Superb Kitchen /Diner, Spacious Lounge, Luxury Bath/Shower Room, Gas Heating To Radiators, uPVC Double Glazing, Neatly Tended Lawn, Electric Gated Entrance Leading to Large Resin Driveway and Planning Permission Granted For Detached Double Garage ( EPF/0038/22)

- STUNNING THREE DOUBLE BEDROOM DETACHED BUNGALOW
- SUPERB KITCHEN/DINING ROOM
- uPVC DOUBLE GLAZING
- PLANNING GRANTED TO BUILD DETACHED DOUBLE GARAGE
- ATTRACTIVE 1/4 OF AN ACRE PLOT
- LUXURY BATH/SHOWER ROOM
- ELECTRIC GATED ENTRANCE
- SPACIOUS LOUNGE
- GAS HEATING TO RADIATORS
- LARGE RESIN DRIVE PROVIDING PARKING FOR NUMEROUS CARS



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Wooden flooring. Coved ceiling. Recessed ceiling spotlights. Large cloaks cupboard. Two radiators.

### SEPARATE W.C.

Side aspect uPVC double glazed window. Low level W.C. Wash hand basin. Half tiled walls.

### LOUNGE

17'8 x 17'1 (5.38m x 5.21m)  
Front aspect uPVC double glazed window and double doors to patio area. Coved ceiling. Feature fireplace, with log burner. Radiator. Air-con unit. Door to:

### STUNNING KITCHEN/DINER

17'6 x 14 (5.33m x 4.27m)  
Two side aspect uPVC double glazed windows and double doors to patio. Range of high gloss wall and base units. Island unit with induction hob and extractor canopy over. Integrated dishwasher. Integrated fridge/freezer. Built in double electric oven. Inset stainless steel single drainer sink unit. Recessed ceiling spotlights. Wooden flooring.

### UTILITY ROOM

8 x 5'4 (2.44m x 1.63m )  
Side aspect uPVC double glazed window. Wall mounted gas boiler and large water tank. Water softener. Plumbing for washing machine. Recessed ceiling spotlights. Laminated wood flooring.

### BEDROOM 1

15'5 x 9'6 (4.70m x 2.90m)  
Front aspect uPVC double glazed window. Two built in wardrobes. Coved ceiling. Radiator.

### BEDROOM 2

12'8 x 13'2 (3.86m x 4.01m)  
Front aspect uPVC double glazed window. Built in wardrobe. Coved ceiling. Radiator.

### BEDROOM 3

13'2 x 10'2 (4.01m x 3.10m)  
Side aspect uPVC double glazed window. Built in wardrobes. Coved ceiling. Radiator.

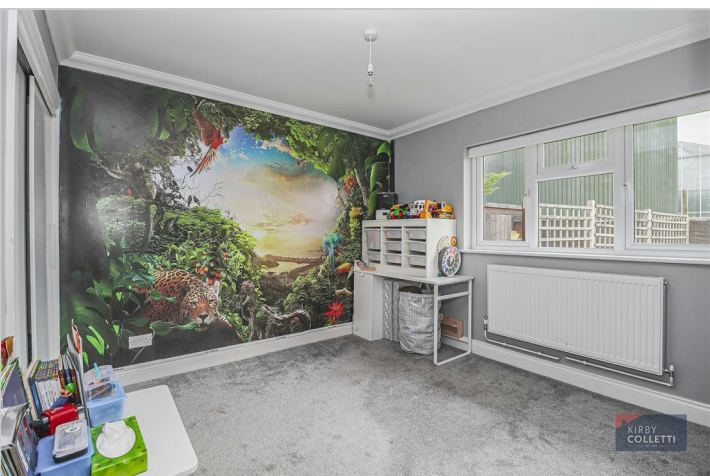
### LUXURY BATH/SHOWER ROOM

Side aspect uPVC double glazed window. Free standing bath with mixer tap and shower attachment. Wall unit incorporating wash hand basin with cupboard under and toilet with concealed cistern. Large fully tiled shower cubicle. Heated towel rail.

### OUTSIDE

The property sits on an attractive plot approaching a 1/4 of an acre. Access via electric gates to a large resin drive which provides ample parking for numerous cars. Leading to a large patio to the front of the property and an extensive lawned area to the side. There's also the added benefit of having planning granted to build a detached double garage with dormer windows. ( Drawings can be seen on Epping Forest Council Website - Planning Ref EPF/0038/22)







## Road Map



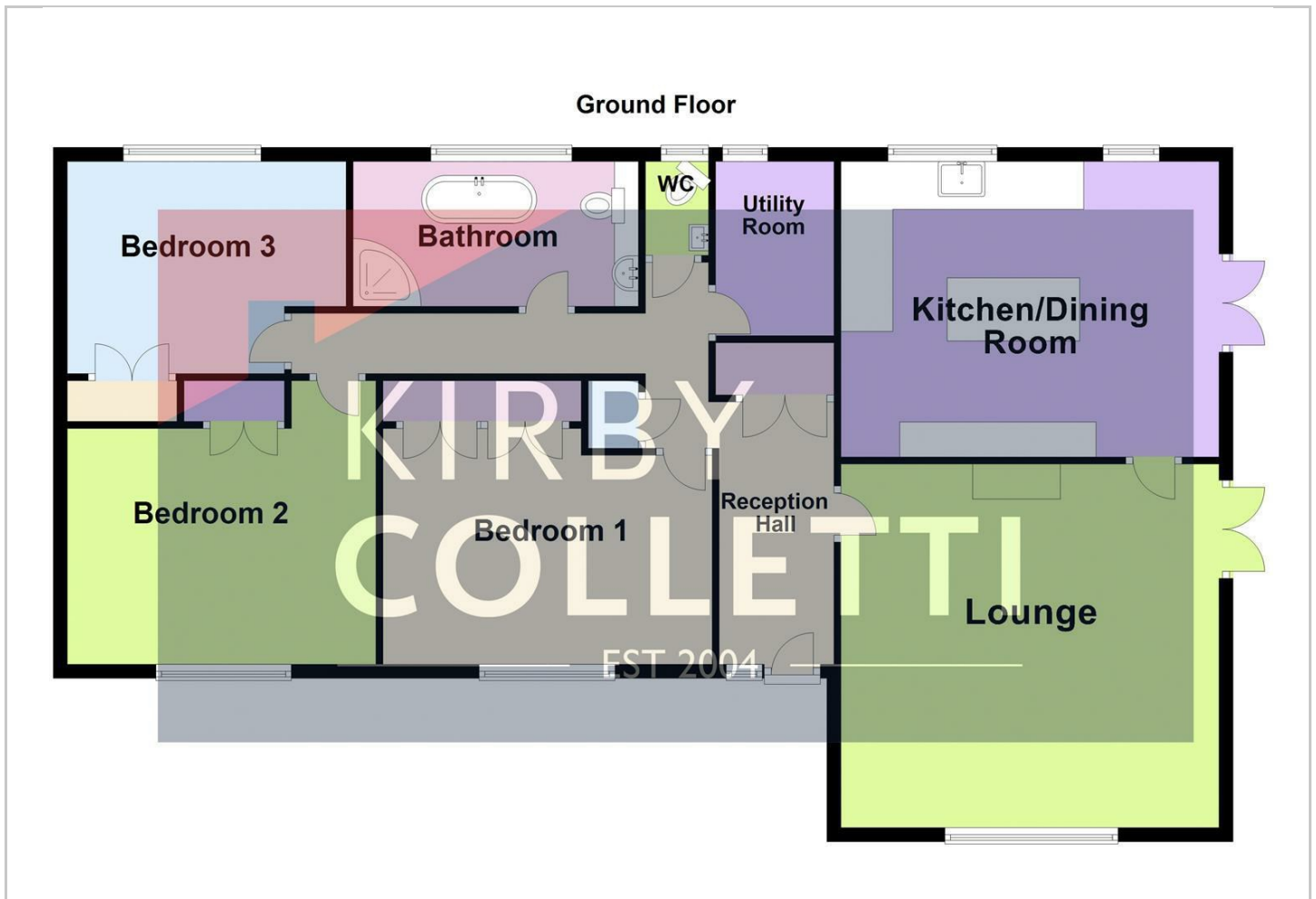
## Hybrid Map



## Terrain Map



## Floor Plan

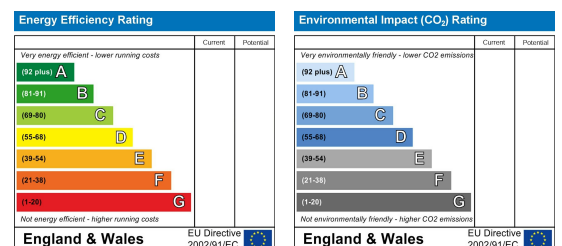


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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