



## 2 Byners Cottage Belchers Lane

Nazeing, EN9 2SB

**Price £675,000**



**\*\*CHAIN FREE\*\*** KIRBY COLLETTI are delighted to offer this CHARMING THREE DOUBLE BEDROOM SEMI DETACHED CHARACTER COTTAGE dating back to the 17th Century with a wealth of beautiful period features.

Situated along a quiet country lane yet a short drive of Local Shops, Broxbourne Railway Station, Epping & Hoddesdon Town Centre and M25/M11 Road Links into London and Stansted Airport.

Some of the many features include 30ft Lounge/Dining Room with Exposed Beams and Open Fireplace, Kitchen/Breakfast Room, Ground Floor W.C. , Bath/Shower Room/W.C., Gas Heating To Radiators, Large Plot with 65ft Frontage, Long Shingled Drive and Detached Garage.

- CHARMING CHARACTER COTTAGE
- KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- THREE DOUBLE BEDROOMS
- GROUND FLOOR W.C
- LARGE PLOT
- 30ft LOUNGE/ DINING ROOM
- EXPOSED BEAMS & OPEN FIREPLACE
- QUIET COUNTRY LANE



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

9'2 x 3'10 (2.79m x 1.17m)

Tiled floor.

### GROUND FLOOR W.C

4'10 x 2'11 (1.47m x 0.89m)

Low level W.C. Wash hand basin. Tiled floor.

### KITCHEN

14'2 x 12'7 max (4.32m x 3.84m max)

Front aspect leaded light double glazed window. Range of wooden fronted wall and base units with rolled edge work surfaces over. Franke granite compound single drainer sink unit. Plumbing for washing machine. Built in electric oven. Gas Hob. Cupboard housing wall mounted gas boiler. Ceramic tiled floor. Stairs to first floor. Door to Lounge. Door to:

### LOUNGE/DINING ROOM

31 x 17 (9.45m x 5.18m)

Three rear aspect windows and separate window to front. Timber door to rear garden. Exposed brick fireplace that divides the Lounge from the Dining Area. Exposed brick open functional fireplace. Three radiators. Exposed beams. 6 Wall light points. Under stairs storage cupboard.

### FIRST FLOOR LANDING

Front aspect double glazed window. Radiator.

### BEDROOM ONE

15'10 x 9'4 (4.83m x 2.84m)

Dual aspect double glazed window. 5 wall light points. Radiator.

### BEDROOM TWO

13'4 x 12'4 max (4.06m x 3.76m max)

Rear aspect double glazed window. Exposed beams and exposed brick chimney breast. Radiator. Built in cupboard.

### BEDROOM THREE

13'5 x 8'5 (4.09m x 2.57m)

Rear aspect double glazed window. Exposed beams. Radiator.

### BATH / SHOWER ROOM

9'10 x 9'1 (3.00m x 2.77m)

Front aspect leaded light double glazed window. Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Fully tiled shower cubicle. Heated towel rail. Half tiled walls. Recessed ceiling spotlights.

### OUTSIDE

#### REAR GARDEN

30 ft deep. South West Facing. Paved patio with remainder laid to lawn with well stocked flower and shrub borders. . Outside lights. Timber shed and further small lawn to side with pathway leading to front garden.

#### FRONT GARDEN

75 wide x 65 deep (22.86m wide x 19.81m deep)

Large lawn to front with mature shrubs, trees and fish pond. Outside light. Outside tap . Long shingled driveway to side providing ample parking for several cars and access to:

#### DETACHED GARAGE

16'1 x 8'5 (4.90m x 2.57m )

Power and light connected.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

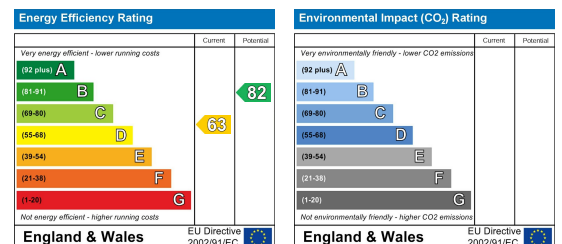


## Viewing

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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