



Camps Grange Hoe Lane, Nazeing, EN9 2RG  
Guide Price £995,000



KIRBY  
COLLETTI  
EST 2004

# Camps Grange Hoe Lane

Nazeing, EN9 2RG

- 2201 Sq Ft Stunning Detached Barn Conversion
- Three Reception Rooms
- Kitchen/Dining Hall
- Lounge With Stovax Log Burner
- Planning Permission Granted For Triple Cart Lodge
- Four/Five Bedrooms
- 1/3 Of An Acre Plot
- Two Bathrooms plus Separate W.C
- Galleried Landing
- Additional Parcel 2/3rds Of An Acre Plot Available For Purchase

KIRBY COLLETTI are delighted to market this STUNNING FOUR/FIVE BEDROOM DETACHED BARN CONVERSION lying on a plot of a 1/3 of an Acre. The property was sympathetically converted by the current owners in 2003 retaining many beautiful features including original exposed beams.

Located in the Village of Nazeing which is within a short drive to Local Shops and just over 2 miles to Broxbourne's Railway Station. Some of the many features include Kitchen/Dining Hall, Utility Room, Lounge with Log Burner, Sitting Room, Study, Galleried Landing, Ground Floor Shower Room, En Suite Bathroom, Ample Parking for Numerous Vehicles and Planning Permission Granted for a Triple Cart Lodge to be erected.

An additional parcel of land which measures at 0.68 of an acre is also available for purchase with the property. Title deeds for this parcel of land can be shown upon request.



## ACCOMMODATION

**DINING HALL / KITCHEN** 27'11" x 21'8" (8.5 x 6.6)

## KITCHEN AREA

**UTILITY ROOM** 12'2" x 8'2" (3.7 x 2.5)

**STUNNING LOUNGE** 18'4" x 17'1" (5.6 x 5.2)

**SITTING ROOM** 21'8" x 11'6" (6.6 x 3.5)

**STUDY/BEDROOM FIVE** 13'5" x 7'10" (4.1 x 2.4)

**GROUND FLOOR W.C** 6'7" x 3'7" (2.0 x 1.1)

**GROUND FLOOR BEDROOM THREE**  
15'1" x 8'6" (4.6 x 2.6)

**GROUND FLOOR BEDROOM FOUR**  
15'1" x 8'6" (4.6 x 2.6)

**GROUND FLOOR SHOWER ROOM/W.C**  
7'10" x 4'11" (2.4 x 1.5)



**GALLERIED LANDING** 12'10" x 11'10" (3.9 x 3.6)  
**MASTER BEDROOM** 20'8" x 18'1" (6.3 x 5.5)  
**EN SUITE BATH/SHOWER ROOM**  
**BEDROOM TWO** 17'9" x 14'9" (5.4 x 4.5)  
**OUTSIDE**  
**REAR GARDEN**

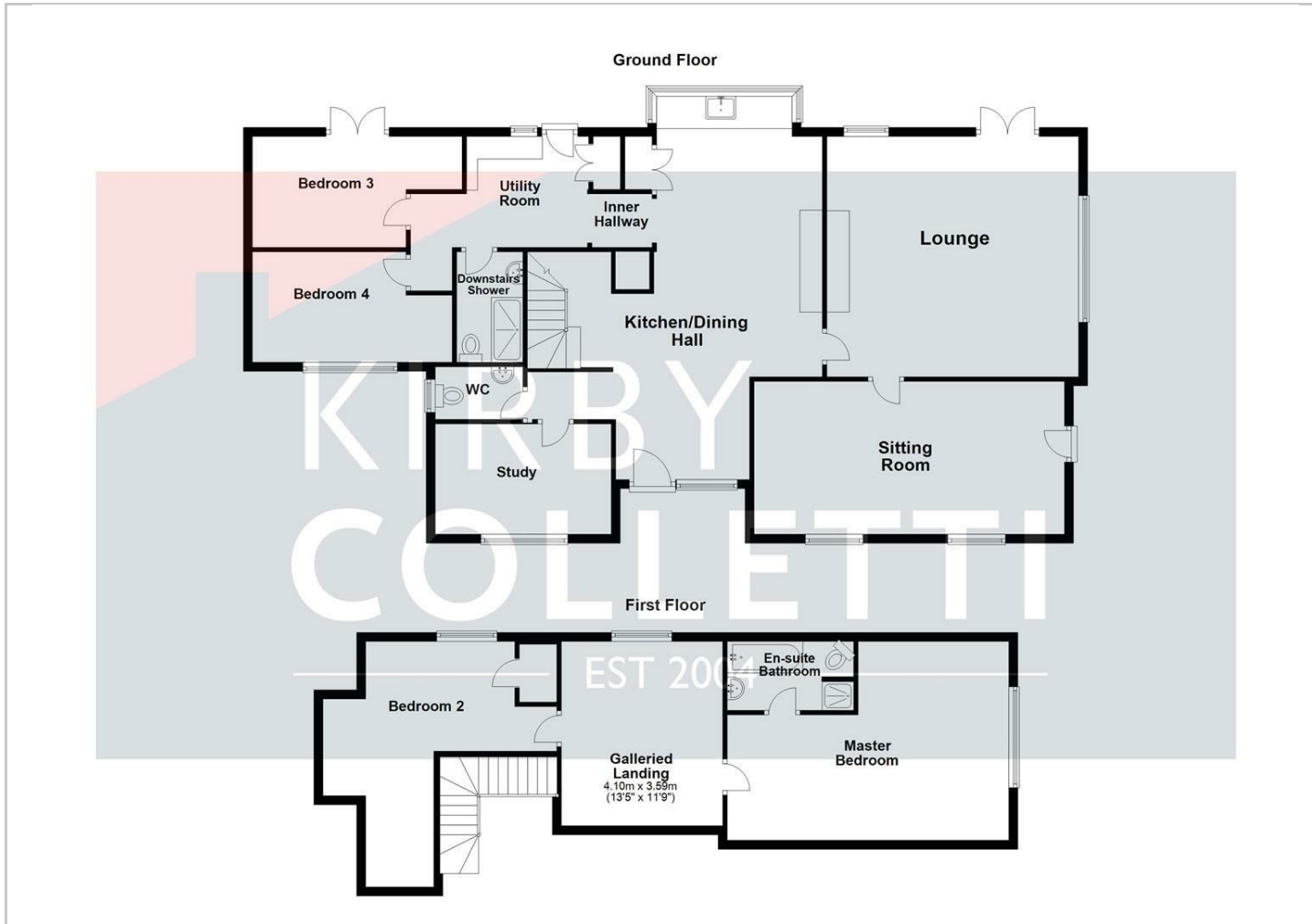




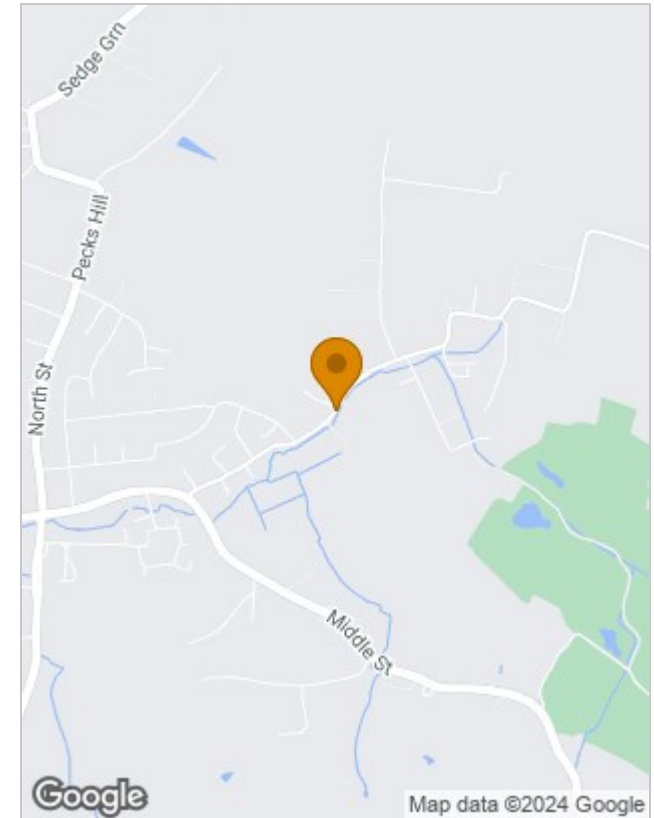
KIRBY  
COLLETTI

EST 2004

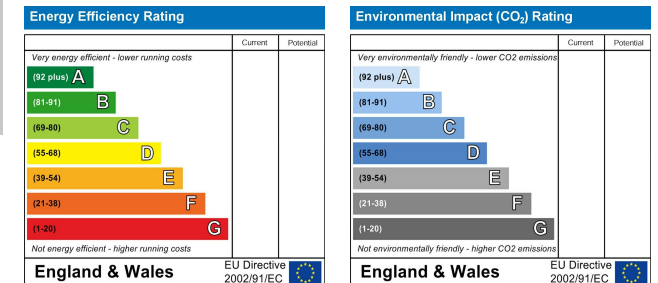
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

64 High Street, Hoddesdon, Hertfordshire, EN11 8ET

Tel: 01992471888 Email: homes@kirbycolletti.co.uk <https://www.kirbycolletti.co.uk>