



## 53 Western Road

Nazeing, EN9 2QH

**Price £429,995**



OFFERED CHAIN FREE!! A fantastic opportunity to acquire this THREE BEDROOM SEMI DETACHED BUNGALOW which offers excellent potential to extend to the rear and into the loft which would create a fabulous family home. Located in this sought after residential position being within a short walk to local shops , Clayton Hill Park and a short drive to Broxbourne's Railway Station with it's frequent service into London.

The property offers 16ft Living Room, 97ft Long Driveway to side leading to Garage, Shower Room/W.C., uPVC Double Glazing, Gas Heating, Kitchen, 47ft x 31ft Rear Garden.



- **FANTASTIC POTENTIAL TO MODERNISE & EXTEND**
- **16ft LIVING ROOM**
- **GAS HEATING**
- **96ft LONG DRIVE & GARAGE**
- **VACANT POSSESSION**
- **SHOWER ROOM/W.C**
- **DOUBLE GLAZED WINDOWS**
- **THREE BEDROOM SEMI DETACHED BUNGALOW**
- **KITCHEN**
- **47ft REAR GARDEN**



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

Access to loft. Storage cupboard. Radiator.

### LIVING ROOM

16 x 12'3 max (4.88m x 3.73m max)

Rear aspect sliding patio door to garden. Fireplace. Skirting radiator.

### KITCHEN

9'9 x 8'4 (2.97m x 2.54m)

Dual aspect uPVC double glazed windows. Wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Cupboard housing wall mounted gas boiler. Larder cupboard. Door to garden.

### BEDROOM 1

13'5 x 9'10 (4.09m x 3.00m)

Front aspect uPVC double glazed window.

### BEDROOM 2

13'7 x 12'4 into wardrobe's (4.14m x 3.76m into wardrobe's)

Front aspect uPVC double glazed bay window. Fitted wardrobes to one wall. Radiator.

### BEDROOM 3

9'1 x 7'11 (2.77m x 2.41m)

Side aspect uPVC double glazed window. Built in storage cupboard.

## SHOWER ROOM/W.C

6'4 x 5'6 (1.93m x 1.68m)

Side aspect uPVC double glazed window. Large walk in shower. Wash hand basin with cupboard under. Toiler with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights.

## OUTSIDE

### FRONT GARDEN

97ft long drive with large lawn area to side which could be hard landscaped to provide additional parking for numerous vehicles.

### REAR GARDEN

47ft deep x 31ft wide. Paved patio with steps up to lawn. Enclosed by panelled fencing. Access to garage and drive to side with gates to front.





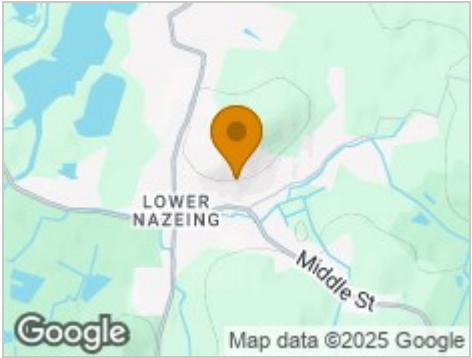
Road Map



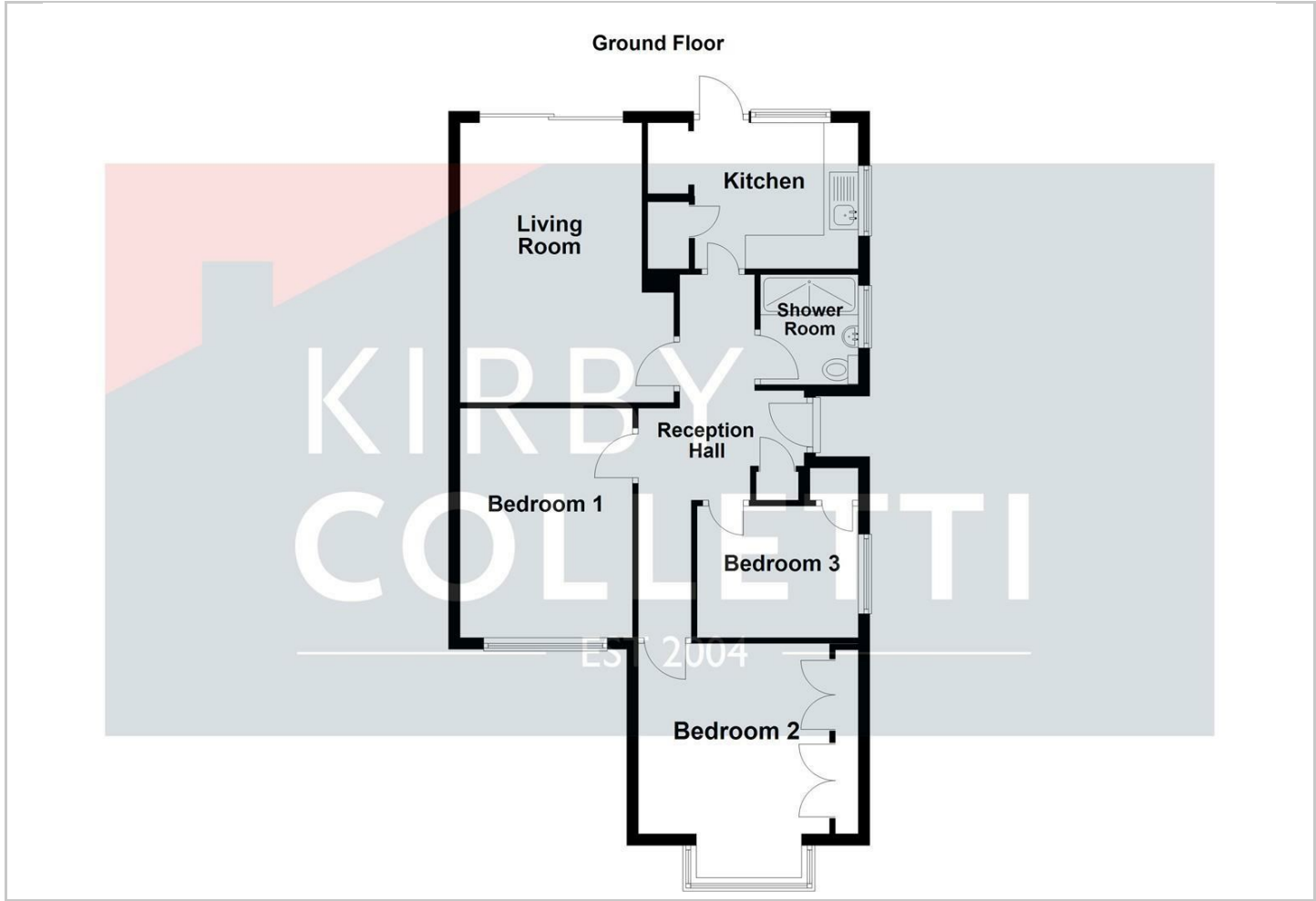
Hybrid Map



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

