



36 Pecks Hill

Nazeing, EN9 2NY

Offers In Excess Of £600,000



KIRBY COLLETTI are pleased to offer this Extended and well presented THREE/FOUR BEDROOM SEMI DETACHED CHALET STYLE HOUSE . Some of the many features include Spacious 18'11"ft Lounge with 16'4" x 13'10" Re-Fitted Kitchen/Dining Room with integrated appliances and feature Island unit, Downstairs Re-Fitted Shower Room, Upstairs Re-Fitted Shower Room, uPVC Double Glazed Windows, Gas Heating, To Radiators, Secluded Rear Garden, Detached Garage and Ample Off Street Parking.

The property is conveniently situated in this sought after village and within easy access to Local Shops, Primary School, Clayton Hill/Lea Valley Park, Bus Services and Broxbourne Railway Station.

- Chalet Style Semi Detached Bungalow
- Lounge
- Detached Garage
- Village Location
- Three / Four Bedrooms
- Re-Fitted Kitchen/Dining Room
- Ample Off Street Parking
- Two Shower Rooms
- Secluded Rear Garden
- Gas Central Heating & Double Glazed



Accommodation

Composite front door with uPVC double glazed windows either side. Three storage cupboards. Column radiator plus two additional radiators. Stairs to first floor. Recessed spotlights. Laminate floor. Door to:

Bedroom One

11'11" x 11'11" (3.63m" x 3.63m")

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

Lounge

18'11" x 10'11" (5.77m" x 3.33m")

Window looking into entrance hall. Two radiators. Two wall light points. Coved ceiling. Television aerial point. Laminate flooring. Casement doors leading to:

Re-Fitted Kitchen/Dining Room

16'4" x 13'10" (4.98m" x 4.22m")

Rear aspect double glazed window. Double glazed bi-folding door to rear garden. Range of wall and base mounted units. Quartz work surfaces over. Under mounted sink unit with mixer tap over. Built in 'Neff' electric hob. Extractor hood over. Built in 'Neff' double oven. Integrated dishwasher, washing machine and fridge/freezer. Feature island unit with Quartz work surface over and breakfast bar. uPVC double glazed lantern roof . Door to:

Inner Hallway

8'8" x 3'1" (2.64m" x 0.94m")

Door leading to hallway. Laminate flooring. Door to:

Bedroom Four/Study

8' x 7'9" (2.44m x 2.36m")

Side aspect uPVC double glazed window. Column radiator. Laminate flooring.

Shower Room

7'9" x 5'11" (2.36m" x 1.80m")

Side aspect uPVC double glazed window. White suite comprising shower cubicle. Low level W.C. Wash hand basin with draw unit below. Heated towel rail. Fully tiled walls. Recessed spotlights.

First Floor Landing

Doors to bedrooms and shower room.

Bedroom Two

17'9" max x 7'5" (5.41m" max x 2.26m")

Two front aspect Velux windows. Radiator. Please note this room could be converted into one bedroom by taking dividing wall down between bedrooms.

Bedroom Three

15'7" 8'4" (4.75m" 2.54m")

Two rear aspect Velux windows. Radiator. Please note this room could be converted into one bedroom by taking dividing wall down between bedrooms.

Shower Room

7'9" x 5'11" (2.36m" x 1.80m")

Side aspect Velux window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin with draw unit below. Heated towel rail. Walls fully tiled. recessed spotlights. Laminate flooring.

Exterior

Rear Garden

47ft East facing. Paved patio area with raised decking area to the bottom of the garden. Remainder laid to lawn. Access to garage and gated driveway.

Front Garden

Tarmac driveway providing ample off street parking. Access to garage via gates. Remainder laid to lawn.

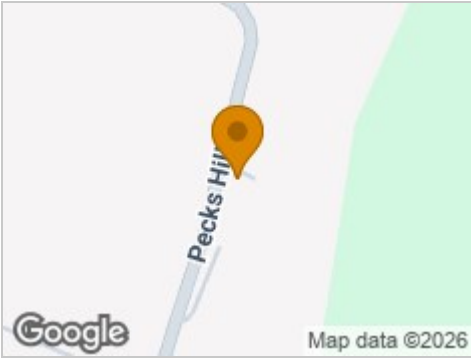
Detached Garage

16'11 x 8'5" (5.16m x 2.57m"up and over door light and power co)

Up and over door light and power connected.



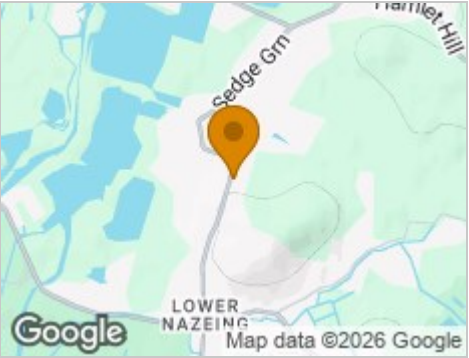
Road Map



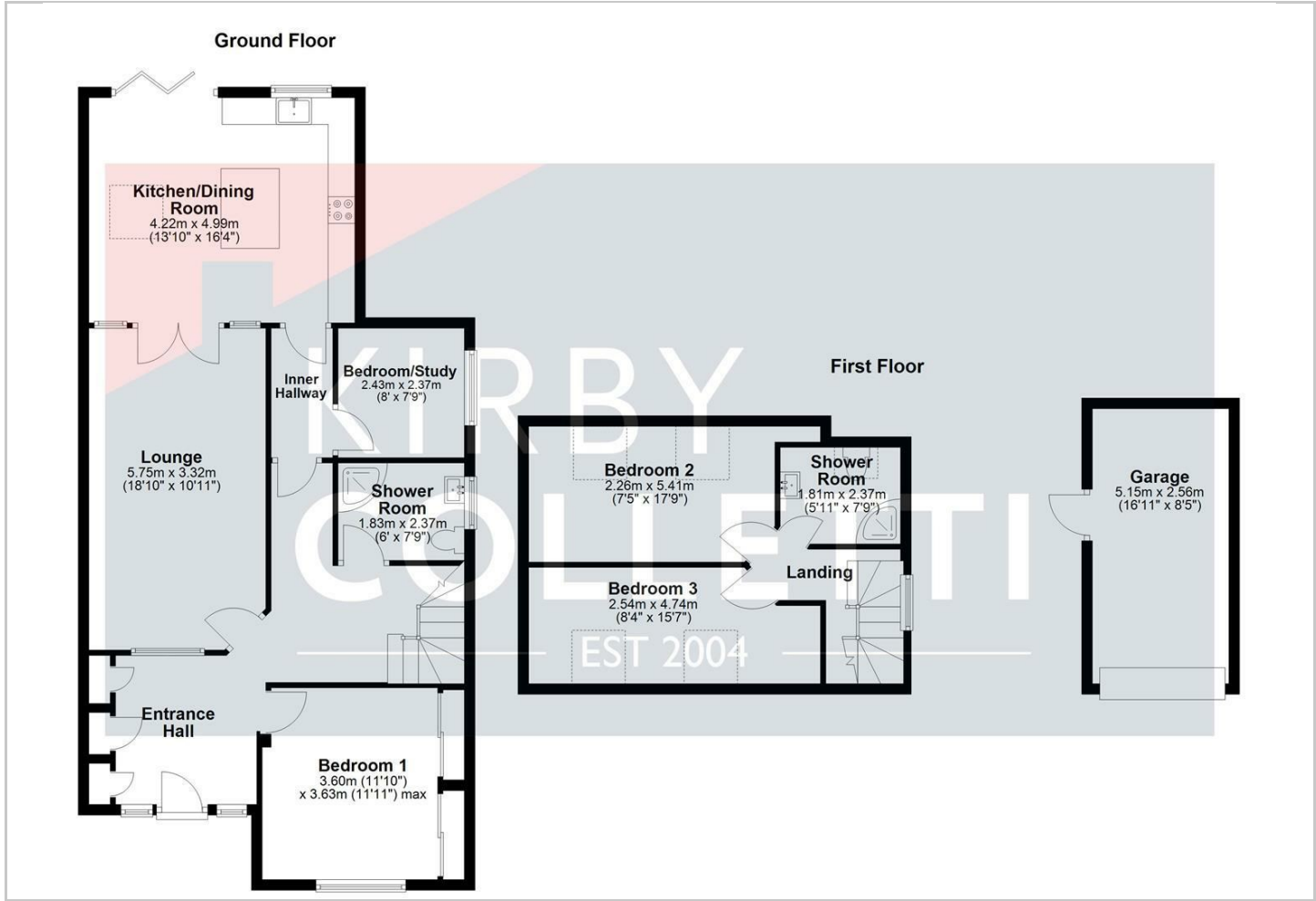
Hybrid Map



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

