



**Oliver  
Minton**  
*Sales & Lettings*

**The Oaks, 16 Tatsfield Avenue,  
Nazeing**

**Essex EN9 2HH**

**Asking Price £850,000**

Occupying an exclusive, private cul-de-sac position with direct access from the rear garden to Clay Hill Park and lakes, we are delighted to offer for sale this beautifully presented, four bedroom, two bathroom family home with gas fired central heating, triple glazing, garage with electronically operated roller door, carriage driveway with ample parking and a beautifully landscaped rear garden that enjoys a sunny westerly aspect.

The property offers spacious and versatile accommodation suitable for a host of buyers, including those which may require enhanced accessibility as there is a 'Stannah homelift' allowing free movement between floors without use of the stairs.

Offering the best of both worlds, with countryside literally on your door-step, local amenities are close to hand, with a local parade of shops and the regarded Nazeing Primary School within a short walking distance.







### The Property

Once inside, the reception hall is spacious, light and airy, with 'Lifetile' flooring and neutral décor, with the staircase leading off to one side and door to a cloak room and guest w.c. which has been upgraded and is presented to a high standard.

All principal ground floor rooms lead off from the reception hall, creating an easy flow to the downstairs space.

To the rear of the hall the living room has a feature fireplace with ornate wood surround and double doors to outside making the most of the terrace and private gardens.

Adjacent to the living room is the well-proportioned dining room and this room has an electronically operated 'Stannah' lift rising to bedroom two.







The kitchen/breakfast room is superbly appointed and fitted with a bespoke range of high gloss cabinetry with contemporary chrome bar handles. The units contrast perfectly with the beautiful black fleck granite countertops, upstands, and windowsill. Integrated appliances include a wine cooler, fridge freezer and dishwasher. There is a built-in oven with microwave/grill combination above. A matching five ring gas hob has a matching granite splashback and a brushed steel illuminated extractor canopy over. There is also ample space for informal dining with a space for table and chairs.



The utility room leading off from the kitchen has a countertop with an inset stainless steel sink together with space for a washing machine and tumble dryer. There is a door leading to the outside side terrace.

Flowing seamlessly from the kitchen or hall is the family room, overlooking the peaceful frontage with wide double doors to the outside. This room could have a variety of uses depending on an owner's needs.



The staircase rises to a generous landing area with a window to the front aspect. There is an airing cupboard housing the 'Megaflow' hot water cylinder and the loft access hatch. The generous loft area loft is part boarded, has light connected and a pull-down ladder.

The principal bedroom suite enjoys rear views overlooking the gardens and the Lea Valley Regional Park. It has a range of fitted wardrobe cupboards to one wall. Door giving access to the wet room.

The modern en-suite wet room consists of a vanity wash hand basin with drawers below and a low level w.c. The shower area has a large shower head as well as a hand held attachment. The room is fully tiled in complementary ceramics. Cast radiator/heated towel rail. Frosted window to the side.



There is a second double bedroom, once again overlooking the countryside to the rear. This room is where the home lift arrives on the first floor.

The two other double bedrooms face front and are both of a generous size.

The family bathroom has a five piece suite. There is a panel enclosed bath, recessed fully tiled shower cubicle with glazed door, low level w.c., bidet and vanity wash hand basin with a cupboard below.

## Exterior





## Rear Garden 13.72m x 11.28m approx (45' x 37' approx)

The rear garden is beautifully landscaped. To the immediate rear of the house there is a paved terrace, retained by attractive, low level wrought iron balustrades, a superb space for outdoor entertaining and dining. The remainder is laid to lawn, interspersed with borders and a vast variety of mature planting. There are gates to each side of the house, leading out to the front drive.

At the far end of the garden, a wooden gate opens to reveal steps down to the open countryside of Clay Hill Park and lake. A fantastic area forming part of the Lea Valley Regional Park literally on your doorstep.

## Frontage

There is a wide frontage to the house with a generous carriage driveway leading to the garage. There is a smaller area of garden on the opposite side of the private close that belongs to the property.

## Garage 5.50m x 2.48m (18'0" x 8'1")

Electronically operated roller door. The garage has power and light and houses the electrical consumer unit, meters and wall mounted 'Worcester' gas fired boiler.

## Accommodation

### Reception Hall

### Guest Cloakroom/W.C.

**Living Room 4.33m x 4.26m (14'2" x 13'11")**

**Dining Room 4.25m x 2.76m (13'11" x 9'0")**

**Kitchen/Breakfast Room 5.97m x 4.48m <2.38m (19'7" x 14'8" <7'9")**

### Utility Room

**Family Room 5.66m x 3.44m (18'6" x 11'3")**

### First Floor

**Principal Bedroom 4.35m x 4.25m (14'3" x 13'11")**

**En-Suite Wet Room 2.46m x 1.56m (8'0" x 5'1")**





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Bedroom Two 4.26m x 2.75m (13'11" x 9'0")

Bedroom Three 3.20m x 2.63 (10'5" x 8'7")

Bedroom Four 3.00m x 2.50m (9'10" x 8'2")

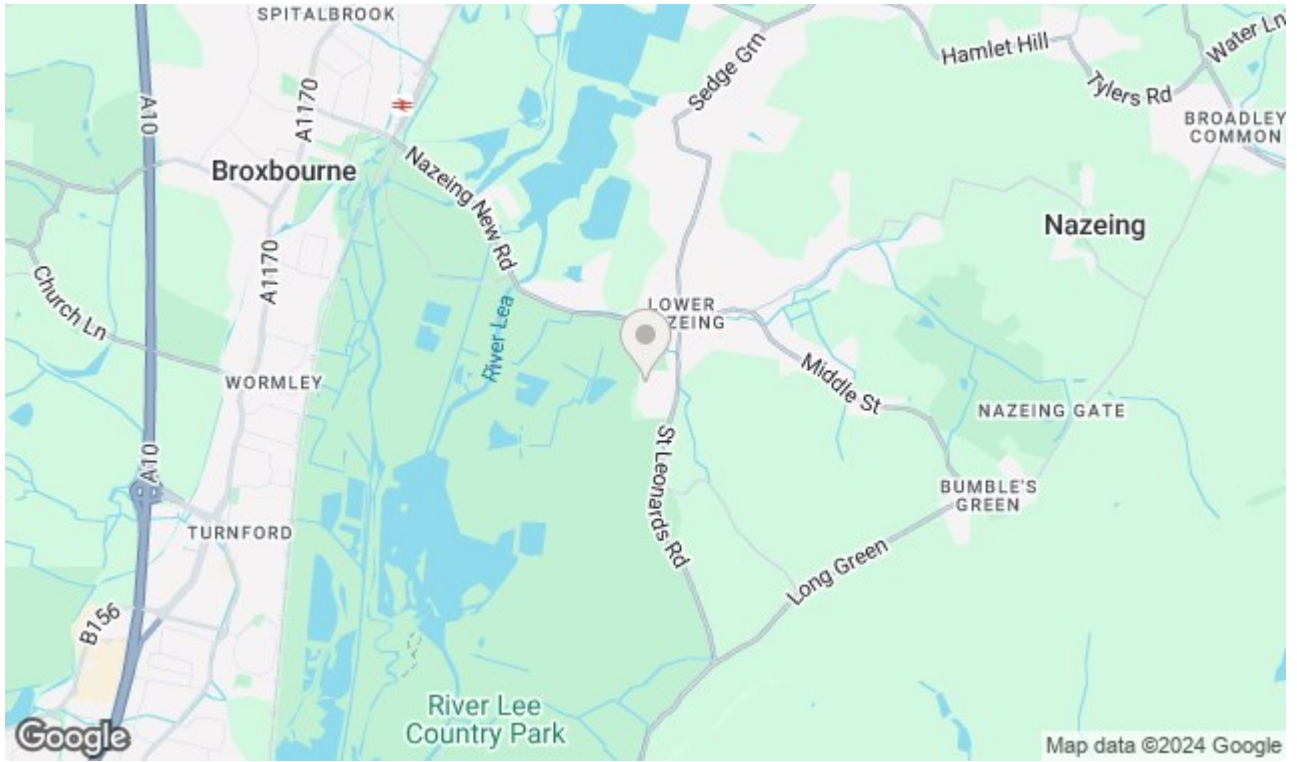
Family Bathroom 3.46m x 1.74m (11'4" x 5'8")



## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616







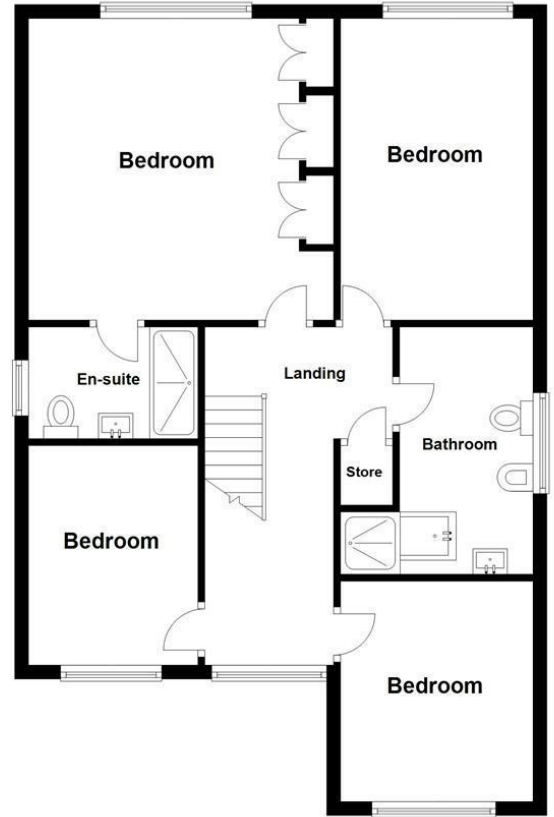
### Ground Floor

Approx. 93.0 sq. metres (1001.2 sq. feet)



### First Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 167.1 sq. metres (1798.8 sq. feet)  
**Tatsfield Avenue**

**Tenure:** Freehold

**Council Tax Band:** G

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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