



**Oliver  
Minton**  
*Sales & Lettings*

**6 Tatsford Villas, Nazeing Road,  
Nazeing**

**EN9 2JB**

**Price Guide £425,000**

A great opportunity to purchase this attractive, end terrace cottage with view over open fields to the rear, that sits just on the Nazeing/Broxbourne borders. A real advantage for commuters is the advantage of being just under a mile away from Broxbourne train station, with fast links into the City.

Originally designed as a three bedroom home, it is larger than an average two bedroom cottage, however gives little away from the outside. The current owner has had the pleasure of residing here for over ten years and the well-proportioned accommodation provides: Living/dining room, study, kitchen/breakfast room, conservatory and guest cloakroom/w.c. There are two bedrooms and a generous size bathroom on the first floor.

There is driveway parking to the front for 2-3 cars, a south-westerly aspect 120ft (approx) landscaped rear garden together with a large, detached GARAGE to the rear.

Excellent road links linking the A10/M25 and M11 are close by. Larger neighbouring towns provide a comprehensive choice of shops, schools and leisure facilities with Hertfordshire Zoo just a short drive away. There is a local parade of shops in both Nazeing village and Broxbourne and the Lea Valley Regional Park is right on the doorstep.





### Accommodation

Recessed open porch. Front door opening to:

#### **Living/Dining Room 7.38m into bay x 4.32m (24'2" into bay x 14'2")**

Spacious room with double glazed bay window to front aspect. Stairs rising to first floor. Deep under stairs storage cupboard. Feature red brick chimney breast with granite hearth (open fire currently not in use) There is also under floor heating in this room. Two radiators. Internal window looking into kitchen. Porcelain tiled floor.

#### **Kitchen/Breakfast Room 5.24m x 2.63m (17'2" x 8'7")**

Fitted with a range of wall and base units complemented by wood effect work surfaces. Tiled splash-backs. Inset one and a half bowl stainless steel sink and drainer. Built-in electric oven and grill. Four ring gas hob. Space and plumbing for washing machine and dishwasher. Space for tall fridge/freezer. Porcelain tiled floor. Radiator. Open doorway to study/utility and door to conservatory.

#### **Conservatory 3.77m x 3.09m (12'4" x 10'1")**

Of Upvc double glazed construction with two opening windows and double doors out to the garden. Wood laminate flooring. Radiator.







### **Study/Utility 3.75m x 1.38 (12'3" x 4'6")**

This room could be utilised in several ways, depending on a buyers needs. At present it is fitted with a range of units and worksurfaces and desktop to match the kitchen. Porcelain tiled floor. Radiator. Wall mounted 'Worcester' gas fired combination boiler. Double glazed window to side. Door to:

### **Cloakroom/W.C**

Pedestal wash hand basin. Low flush w.c. Porcelain tiled floor. Radiator. Double glazed window to side.

### **First Floor**

Landing with wood laminate flooring. Small loft ceiling hatch. Built-in over stairs cupboard.

### **Bedroom One 4.34m x 3.07m (14'2" x 10'0")**

Two double glazed windows to front. Two radiators. Wood laminate flooring. Double wardrobe cupboard.

### **Bedroom Two 2.80m x 2.64m (9'2" x 8'7")**

Double glazed window to rear aspect with views across open fields. Radiator. Wood laminate flooring. Built-in double wardrobe cupboard.

### **Bathroom 3.31m x 2.57m (10'10" x 8'5")**

Large bathroom fitted with a white four piece suite. Panel enclosed bath. Fully tiled step-in shower cubicle with glazed screen. Pedestal wash hand basin. Low flush w.c. Bidet. Tiling to walls and floor. Radiator. Double glazed frosted window to rear.



### **Exterior**

Block paved frontage providing parking for two or three vehicles.

### **Garden 36.58m approx (120'0" approx)**

South westerly aspect garden that has been mainly paved in Indian sandstone for low maintenance and upkeep, interspersed with planted areas. Two timber garden sheds. Personal door to the garage.

### **Garage 11.02m x 3.96m (36'1" x 12'11")**

Light and power connected. Accessed via a service road to the side of the property that also serves neighbouring cottages in Tatsford Villas.



### **Services**

All mains services connected. Gas fired central heating.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

#### Tatsford Villas

#### MORTGAGE ADVICE

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**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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