



**Oliver
Minton**
Sales & Lettings

**Quantock, St. Leonards Road,
Nazeing**

EN9 2HQ

Price Guide £769,995

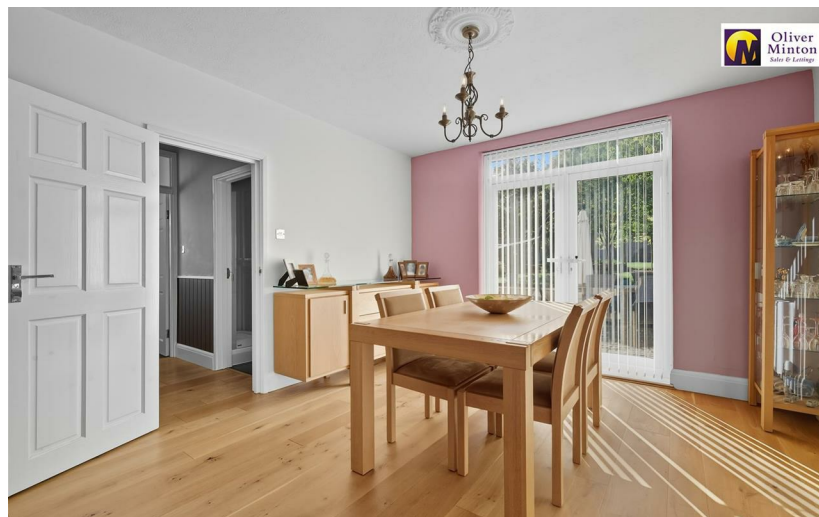
Oliver Minton are pleased to offer this beautifully presented, four bedroom dormer style home which has been tastefully extended over recent years to provide bright and spacious accommodation throughout.

The property provides a versatile family home that sits on a slightly elevated plot with plenty of off road, driveway parking to the front and a private, mature westerly aspect rear garden measuring approximately 100ft. There is potential to extend further, subject to the usual planning consents.

The spacious accommodation offers: Traditional hallway, ground floor shower room, sitting room, living/dining room, sub-divided by an attractive central fireplace, kitchen/breakfast room and utility room.

Upstairs there are four generous bedrooms, two served by a 'Jack and Jill' en-suite shower room and a family bathroom.

The property is conveniently situated in this sought after village and within easy access to local shops, Nazeing Primary School, Broxbourne Railway Station serving London Liverpool Street/Stratford East and Clayton Hill Park and Lake are close by.



Accommodation

Front door opens to:

Reception Hall

Generous hallway with stairs rising to first floor. Radiator. Wood flooring.

Shower Room

Large shower cubicle with glazed screen. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window.

Living/Dining Room 9.34m x 3.72m overall (30'7" x 12'2" overall)

A lovely room which is part divided by an attractive central fireplace housing a gas coal fire. Wood flooring features throughout.

The lounge area has a wide window to the front, with lovely views across open fields. Radiator.

The dining area has double glazed French doors opening to the garden. Radiator.

Sitting Room 4.32m into bay x 3.74m (14'2" into bay x 12'3")

Wide double glazed box bay window to the front aspect with attractive built-in window seat with storage below. Contemporary wall mounted gas fire. Radiator. Wood flooring.



Kitchen/Breakfast Room 7.47m max x 2.87m max (24'6" max x 9'4" max)

Fitted with a range of wall, base and larder units with complementary work surfaces over. Tiled splash-backs. Inset one and a half bowl stainless steel sink and drainer. Space for free standing cooker with brushed steel splash-back and extractor above. Spaces for American style fridge freezer and dishwasher. The breakfast area has ample space for a table and chairs. Double doors to recessed storage cupboard. Recessed cupboard housing 'Ideal Exclusive' gas fired combi boiler. (approx two years old) Tiled flooring throughout. Radiator. Door to:

Utility Lobby

Space and plumbing for washing machine. Tall larder unit. Double glazed window to side and door out to the garden.

First Floor

Landing with loft hatch to ceiling. Loft has a pull-down ladder, light connected and is mainly boarded.

Bedroom One 4.25m x 3.06 (13'11" x 10'0")

Dual aspect double glazed windows to side and rear. Radiator. Range of bespoke recessed wardrobe cupboards. Door to:

Jack and Jill Shower Room

Contemporary white suite: Large shower cubicle with glazed screen. Wall mounted wash hand basin. Low flush w.c. Chrome heated towel rail. Complementary tiling to walls and floor. Double glazed frosted window. Door to bedroom four.

Bedroom Two 4.53m x 3.11m (14'10" x 10'2")

Double glazed window to side. Range of bespoke fitted wardrobe cupboards. Radiator.

Bedroom Three 4.24m x 2.92m (13'10" x 9'6")

Dual aspect double glazed windows to front and side. Radiator. Twin double wardrobe cupboards.

Bedroom Four 3.12m x 2.45m (10'2" x 8'0")

Double glazed window to side. Recessed cupboard/linen closet. Radiator. Door to 'Jack and Jill' en-suite shower room.

Family Bathroom 2.56m x 2.14m (8'4" x 7'0")

White suite: Panel enclosed bath with mixer tap and shower attachment. Glazed shower screen. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Part tiled walls. Double glazed frosted window.



Exterior

The front of the house benefits from a wide block paved driveway providing parking for several vehicles. There are gated accesses to both sides of the property leading through to the rear garden.

Rear Garden 30.48m approx (100' approx)

Lovely westerly aspect garden that is private and secure. To the immediate rear of the house there is a large paved terrace, ideal for outside entertaining. The rest of the garden is well established, laid to lawn with a variety of trees and mature borders. There is a small timber garden store to remain and a useful brick built outbuilding with double glazed window and door, currently used for storage.



Services

All mains services connected. 'Ideal Exclusive' gas fired combination boiler serving domestic hot water and heating to radiators.

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



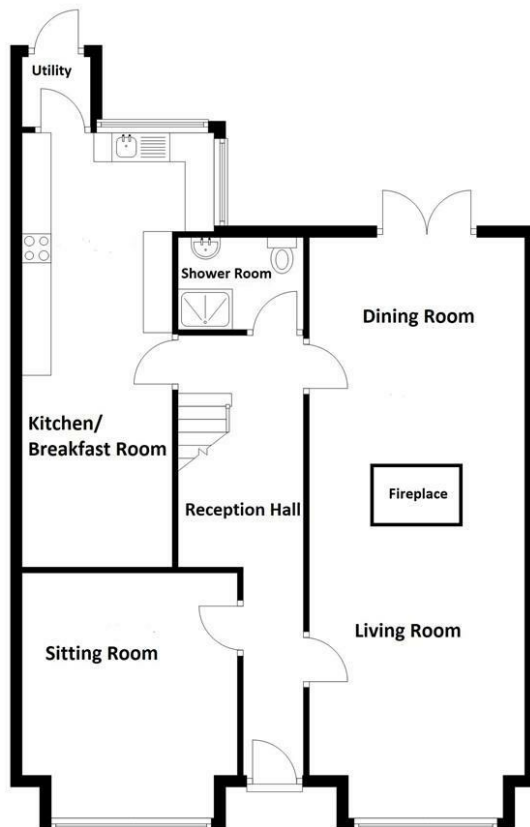


MORTGAGE ADVICE

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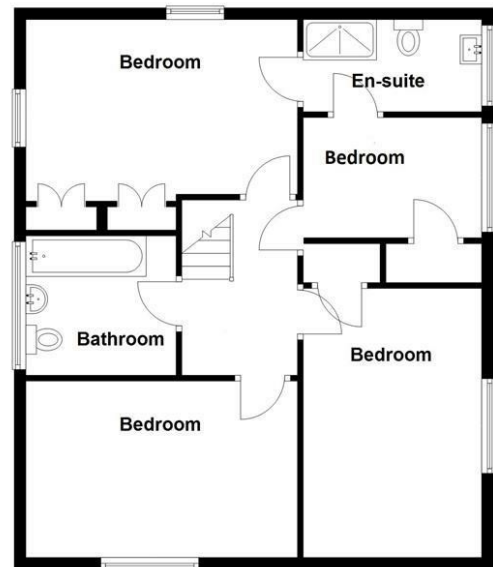
Ground Floor

Approx. 92.3 sq. metres (993.3 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



Total area: approx. 165.5 sq. metres (1780.9 sq. feet)

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Plan produced using PlanUp.

St Leonards Rd

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

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

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