



Holyfield, Nazeing, EN9 2ED

Asking Price £475,000

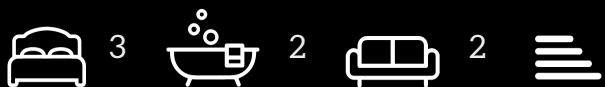
- GUIDE PRICE £500,000 - £550,000
- Spacious Kitchen/Diner
- Two Bathrooms
- Parking For Two Cars
- Fantastic Views
- Three Double Bedrooms
- Large Garden Terrace
- Large Entrance Hall
- Ground Floor Bedroom

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Caplen Estates proudly present to the market this three bedroom semi detached barn conversion situated on the borders of Waltham Abbey/Nazeing, Essex. The property is well positioned with fantastic views overlooking Lee Valley nature reserve and offers a bright and airy living space.

Entering the property you are welcomed by a spacious entrance hall with doors leading to a good sized kitchen/diner with integrated appliances and fantastic views. Further down the hallway you benefit from a ground floor double bedroom, spacious shower room with w/c, large living room with high ceiling and double doors leading to the outside garden terrace.

Upstairs you are welcomed by a bright large skylight, two further spacious double bedrooms with vaulted ceilings, various Velux windows and a shared three piece family bathroom suite. The property is powered via a ground source electric system and additionally has a large wrap around paved terrace and two parking spaces to the front. Call our sales teams asap to arrange an internal viewing.



Council Tax Band: E



Living Room
19'9" x 10'7"

Kitchen/Diner
19'9" x 9'1"

Entrance Hall
19'9" x 17'11"

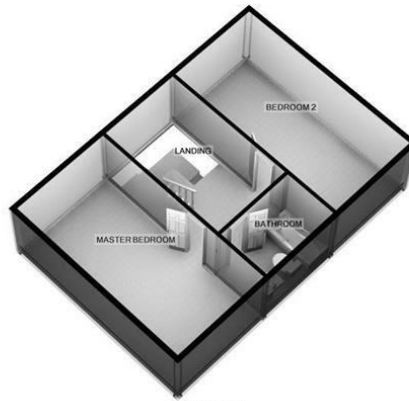
Bedroom 3
9'10" x 7'2"

Shower Room
6'8" x 6'0"

Master bedroom
18'7" x 9'11"

Bedroom 2
18'7" x 9'2"

Bathroom
8'0" x 5'5"



1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.8 SQ.M.)



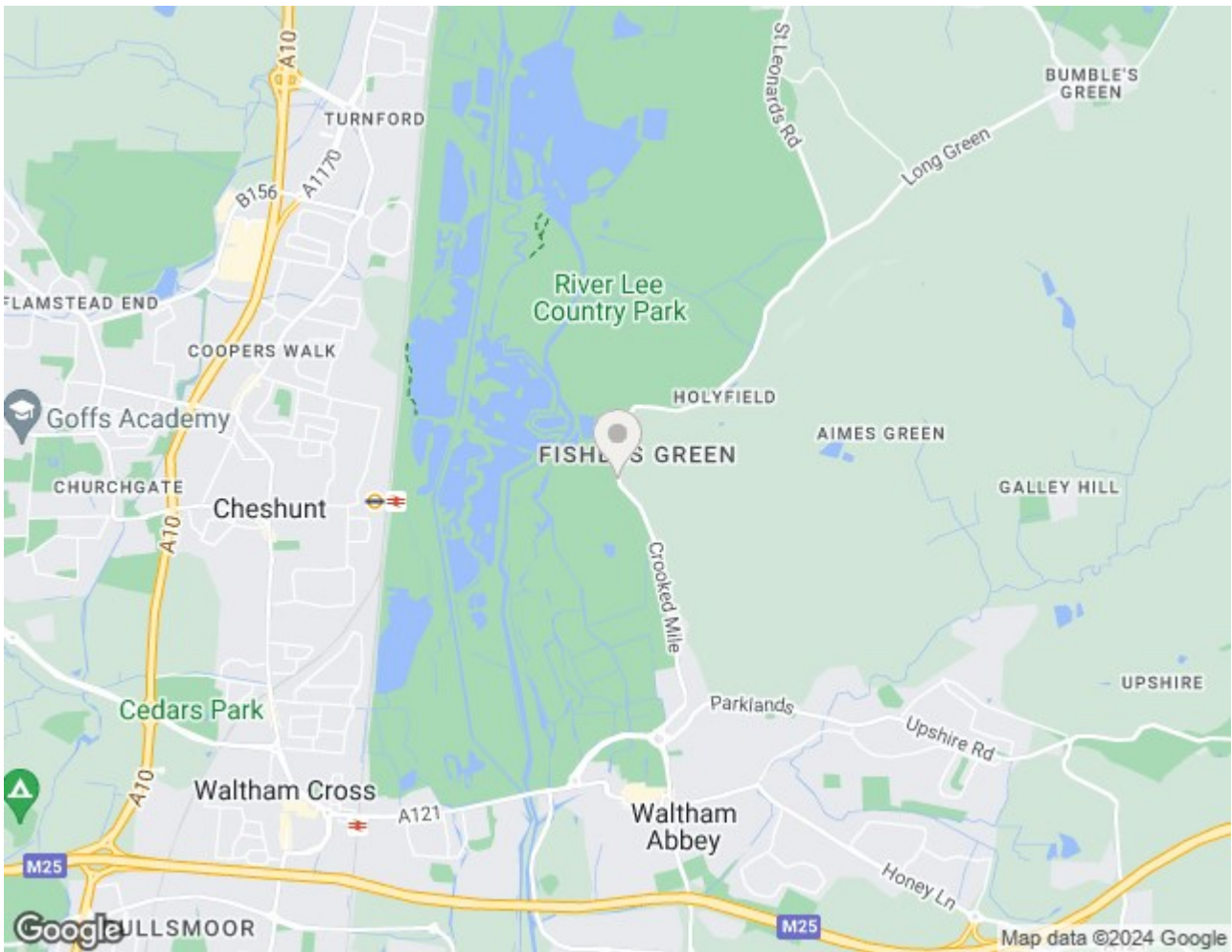
GROUND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.9 SQ.M.)


TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating:

Council Tax Band

E

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.