





## Pecks Hill, Nazeing, EN9 2NX

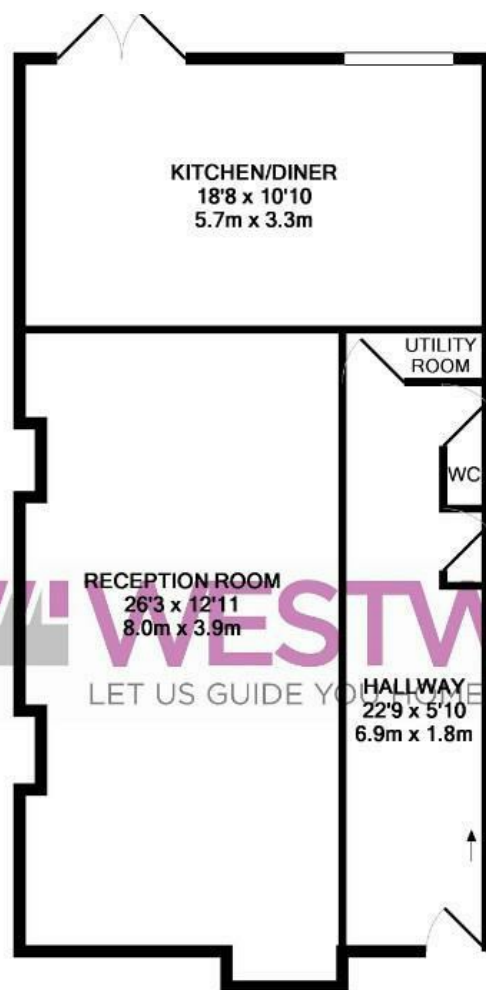
Westwood Leber is delighted to present this deceptively spacious and impeccably maintained three-bedroom semi-detached family home in Nazeing. This property features generous living spaces, a convenient ground-floor w/c, and a beautifully landscaped private rear garden complete with a newly installed porcelain patio. The large front driveway for three cars includes an EV charger and the property offers further potential for expansion, subject to planning permission. Additional highlights comprise a brand-new boiler and a modern log burner.

Nestled in a sought-after area, this home is within walking distance of various local amenities, including shops, schools, and public transport links. Broxbourne train station is just a short distance away, providing a convenient 30-minute commute to Liverpool Street. We highly recommend scheduling an early viewing to fully appreciate everything this property has to offer.

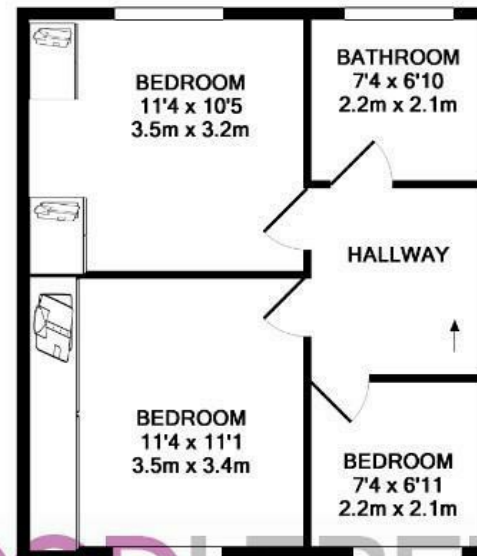


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GROUND FLOOR  
APPROX. FLOOR  
AREA 668 SQ.FT.  
(62.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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