



**WESTWOODLEBER**

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LET US GUIDE YOU HOME

Common View, Bumbles Green, Waltham Abbey, EN9 2SQ

Offers in the region of £1,190,000





## Common View, Bumbles Green, Waltham Abbey, EN9 2SQ

Westwood Leber are delighted to bring to the market this magnificent 4/5 Bedroom New Build Detached House located in a highly regarded rural location on the outskirts of Nazeing Village. This Outstanding family home offers approximately 3000 sq ft of luxury accommodation finished to a high specification throughout which includes a 21'6 x 19'10 Kitchen/Dining Room, a bright and spacious living room, fantastic 20ft master bedroom with en-suite shower room and dressing room, a fabulous glass balustrade staircase with galleried landing, four bathrooms, a 22ft double garage and potential to create a self contained living space on the Ground floor.

The Rear Garden provides a raised paved patio/bbq and seating area with steps leading down to a wrap around lawn surrounded by various small bushes, plants and shrubs. The front exterior will be approached via a pair of timber security gates leading onto a tarmac driveway which will provide parking for numerous vehicles and lead onto the double Garage. Gates at the side of the house provide access to an additional concealed parking area. Bumbles Green is a popular rural Hamlet conveniently situated for all local amenities to include Nazeing Golf Club, Equestrian & Riding Centre, Cricket Club and various Road and Rail Links into Central London available from Broxbourne (Liverpool St) 3.5 miles - Epping Underground (Central Line), M25, M11, and A10 all approximately 6 miles.

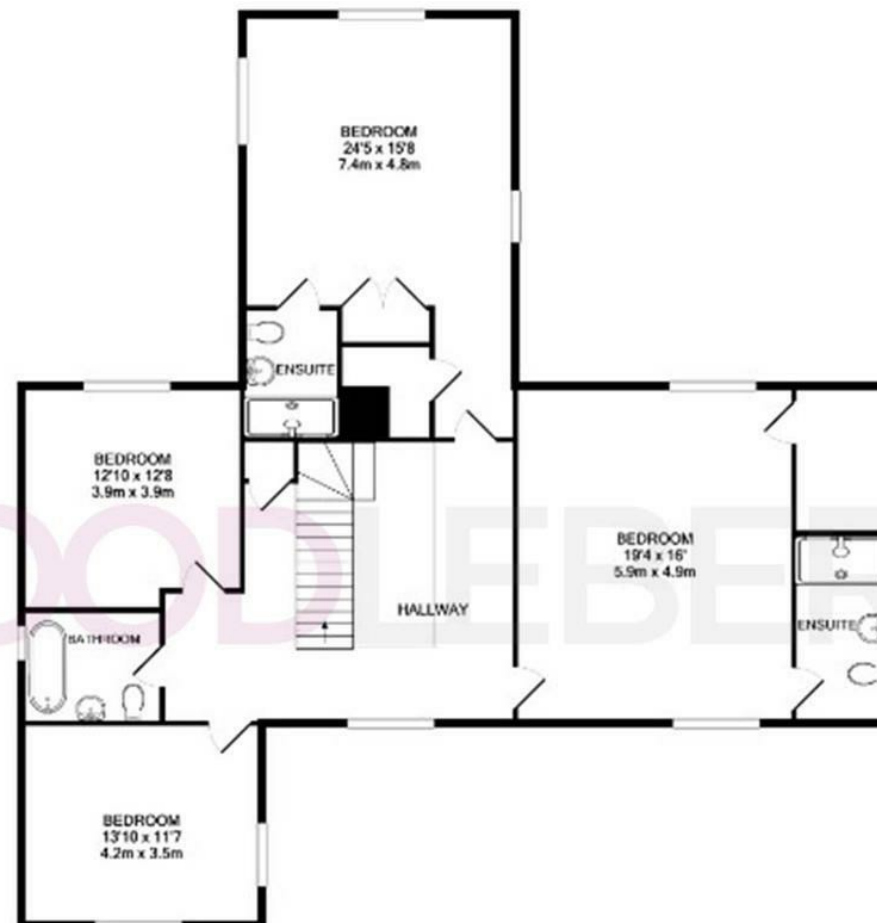




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GROUND FLOOR  
APPROX. FLOOR  
AREA 1450 SQ.FT.  
(135.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1452 SQ.FT.  
(134.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2911 SQ.FT. (270.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, it is a representation of a plan, and does not constitute a guarantee of accuracy and no responsibility is taken for any error, omission, or misstatement. 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.

Made with Blueprints 5/2021





















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