









welcome to

North Lodge Farm Holyfield, Waltham Abbey

William H Brown have great pleasure in bringing to the market this stunning three bedroom detached family home situated on a plot measuring two thirds of an acre. An early viewing is a must!













Accommodation Comprises Of: Entrance Hall

Double glazed window to side aspect, laminate flooring.

Lounge

30' 4" x 13' 1" (9.25m x 3.99m)

Double glazed window to rear aspect, double glazed windiw to side aspect, two set of patio doors, log burner, two radiators, laminate flooring.

Kitchen/dining Room

22' 10" x 11' 11" (6.96m x 3.63m)

Kitchen

Double glazed window to front access, double glazed window to side aspect, a range of high glass wall and base units with complimenting quartz worktops, stainless steel sink unit, space for cooker, extractor overhead, space for fridge freezer, integrated dishwasher and washing machine, tiled floor.

Dining Room

Double glazed window to side and front aspect, radiator, laminate flooring.

Landing

Double glazed window to side aspect, radiator.

Bedroom 1

20' 6" x 12' 8" (6.25m x 3.86m)

Double glazed window to side and rear aspect, electric fire, radiator.

Bedroom 2

13' 7" x 11' 6" (4.14m x 3.51m)

Double glazed window to front aspect, cupboard with tank, radiator.

Bedroom 3

9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to side aspect, radiator.

Bathroom

Double glazed window to front aspect, radiator,

corner bath, corner shower cubicle, low level flush, WC, radiator, tiled walls and tiled floor.

Exterior

To the front of the property in a double garage and carriage driveway. To the rear of the property is a large garden with lawn, patio area and summer house.





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- Three bedroom detached family home
- Gated driveway and double garage
- Potential to further extend STPP
- Spacious home in great condition
- Close proximity to good transport links

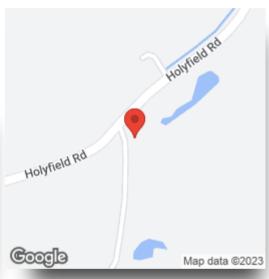
Tenure: Freehold EPC Rating: E

£975,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108303



Property Ref: BRX108303 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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