





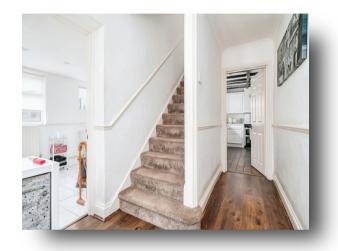




welcome to

Hyde Mead, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this charming three bedroom semi detached family home with the added benefit of two bathrooms and a stunning rear garden. An early viewing is a must!













Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator.

Shower Room

Two double glazed windows to rear aspect, wash hand basin, corner shower cubicle, tiled floor, wc, radiator.

Lounge

14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed window to front aspect, laminate floor, radiator.

Kitchen

16' 9" x 11' 4" (5.11m x 3.45m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, two radiators, space for fridge freezer, space for oven, tiled floor, part tiled walls, sink unit, two storage cupboards.

Utility Room

7' 1" x 5' (2.16m x 1.52m)

Double glazed door to rear aspect, double glazed window to rear aspect, sink unit, plumbing for washing machine, tiled floor, a range of wall and base units with complimenting worktops, part tiled walls.

Landing

Double glazed window to rear aspect, access to the loft, three storage cupboards.

Bedroom 1

14' 3" x 10' 4" (4.34m x 3.15m)

Double glazed window to front aspect, radiator.

Bedroom 2

10' 9" x 10' 5" (3.28m x 3.17m)

Double glazed window to front aspect, laminate floor, radiator.

Bedroom 3

10' x 7' 3" ($3.05m \times 2.21m$)

Double glazed window to rear aspect, radiator, laminate floor.

Bathroom

Double glazed window to rear aspect, radiator, tiled floor, tiled walls, wc, paneled bath, wash handbasin.

Exterior Rear Garden

To the rear of the property patio area, decking area and lawn area.





welcome to

Hyde Mead, Nazeing Waltham Abbey

- Three bedrooms
- Semi detached
- Stunning rear garden
- Two bathrooms
- Popular Nazeing village

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108405



Property Ref: BRX108405 - 0007 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.



01992 464174



william h brown

Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, **EN10 7HX**



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.