



St. Leonards Road, Nazeing Waltham Abbey EN9 2HQ

welcome to

St. Leonards Road, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this truly exceptional four bedroom detached family home situated in the heart of Nazeing Village with its own self contained three bedroom annexe and occupying a generous plot of appx. 1 acre.



Accommodation Comprising Of: Cloakroom

Vanity wash hand basin, tiled flooring, part tiled walls, WC, underfloor heating.

Study

9' 4" x 8' 11" (2.84m x 2.72m)

Double glazed window to front aspect, wooden flooring, underfloor heating.

Lounge

20' x 19' 6" (6.10m x 5.94m)

Double glazed window to front and side aspect, wooden flooring, underfloor heating.

Reception Room/Gym

12' 6" x 11' 4" (3.81m x 3.45m)

Double glazed window to side aspect, wooden flooring, underfloor heating.

Kitchen/Lounge/Dining Room

37' 2" x 29' 11" (11.33m x 9.12m)

This stunning room offers a space to lounge and dine in.

The lounge and dining area has a double glazed window to side aspect and lovely bi-fold doors covering the width of the rear out into the garden. The kitchen area is very high specification with a range of modern wall and base units with quartz worktops and many integrated appliances including an integrated double oven, fridge freezer, a grill, integrated dishwasher and a stainless steel sink. The whole area benefits from underfloor heating.

Utility Room

7' x 12' 5" (2.13m x 3.78m)

Modern wall and base units with complimenting worktops, stainless steel sink, plumbing for washing machine and tumble dryer, tiled floor with underfloor heating.

Landing

Two skylights

Bedroom 1

17' 6" x 13' 1" (5.33m x 3.99m)

Double glazed window to front aspect, fitted wardrobe, cupboard storage, radiator.

En-Suite

Double glazed window to front aspect, walk in shower with rain shower and wall mounted controls, cupboard storage, tiled flooring, part tiled walls, vanity wash hand basin.

Bedroom 2

15' 1" x 9' 10" (4.60m x 3.00m)

Double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 3

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to rear aspect, radiator, two cupboards useful for storage, fitted wardrobe.

Bedroom 4

14' 2" x 9' 8" (4.32m x 2.95m)

Double glazed window to front aspect, two cupboards useful for storage, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear aspect, vanity wash hand basin with storage under, WC, chrome heated radiator, tiled flooring, part tiled walls, walk in shower with wall rain shower and mounted controls.

Exterior

Self-Contained Annexe

Kitchen/Living Room

30' 7" x 18' 11" (9.32m x 5.77m)

Double glazed french doors, double glazed window to front and rear aspect, double glazed velux window to rear aspect, wall and base units with complimenting worktops, plumbing for washing machine, space for fridge freezer, island, tiled underfloor heating, three cupboard storage units.

Bedroom 1

9' 3" x 16' (2.82m x 4.88m)

Two double glazed window to front aspect, tiled underfloor heating, built in wardrobe.

Bedroom 2

9' 3" x 16' (2.82m x 4.88m)

Double glazed window to rear aspect, built in wardrobe, tiled underfloor heating.

Bedroom 3

13' 2" x 13' 11" (4.01m x 4.24m)

Two double glazed window to front aspect, tiled flooring, built in wardrobe.

Bathroom

Double glazed window to rear aspect, Walk in shower, chrome heated radiator, WC, wash hand basin, tiled flooring, tiled walls.

Front Of The Property

To the front of the property is a driveway providing off street parking for ample cars

Rear Garden

To the rear of the property is a heated pool, garage/workshop area, patio and lawn area, outbuildings, side access to the rear of the property.



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welcome to

St. Leonards Road, Nazeing Waltham Abbey

- Detached family home
- Four bedrooms
- Stunning interior throughout
- Huge open plan kitchen/living/dining area
- Three reception rooms

Tenure: Freehold EPC Rating: C

£1,295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108489 - 0005

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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.



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