



Barnard Acres, Nazeing Waltham Abbey EN9 2LZ



## welcome to

## Barnard Acres, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this lovely and spacious three bedroom family home situated in the heart of popular Nazeing Village. An early viewing is a must!













#### Accommodation Comprises Of: Entrance Hall

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

#### Lounge

19' 11" x 10' 7" ( 6.07m x 3.23m ) Double glazed french doors, laminate floor, radiator.

#### **Dining Room**

11' 3" x 9' 6" ( 3.43m x 2.90m ) Double glazed window to front aspect, laminate floor, radiator.

#### Playroom / Study

15' 3" x 7' 9" ( 4.65m x 2.36m ) Double glazed window to rear aspect, laminate floor, radiator.

#### Kitchen

#### 10' 7" x 6' 9" ( 3.23m x 2.06m )

Double glazed window to rear aspect, double glazed door to rear aspext, integrated fridge freezer, a range of wall and base units with complimenting worktops, plumbing for washing machine, gas hob, integrated oven, extractor fan.

#### Landing

Access to the loft, lamnate floor, storage cupboard.

#### Bedroom 1

12' 1" x 10' (  $3.68m\ x\ 3.05m$  ) Double glazed window to front aspect, radiator, laminate floor.

#### Bedroom 2

11' x 9' 10" (  $3.35m\ x\ 3.00m$  ) Two double glazed windows to rear aspect, laminate floor, radiator.

#### Bedroom 3

7' 7" x 6' 7" ( 2.31m x 2.01m ) Double glazed window to front aspect, laminate floor.

#### Bathroom

Double glazed window to rear aspect, chrome heated radiator, tiled floor, tiled walls, wc, wash hand basin, fancy double mirror. panelled bath.

#### Exterior

To the front of th eproperty is a driveway. To the rear of the property is aa patio area, shed, rear access.





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## **Barnard Acres, Nazeing Waltham Abbey**

- Three bedrooms
- Driveway
- Spacious throughout
- Popular Nazeing village
- Converted garage

Tenure: Freehold EPC Rating: Awaited

## £430,000





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Property Ref: BRX107327 - 0004 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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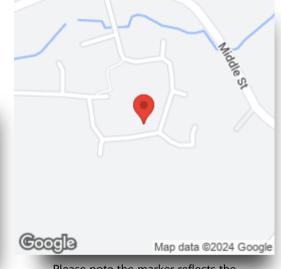
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