



**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 aspect, 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, laminate 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 the property is a driveway. To the rear of the property is a patio area, shed, rear access.



**view this property online** [williamhbrown.co.uk/Property/BRX107327](http://williamhbrown.co.uk/Property/BRX107327)



welcome to

## Barnard Acres, Nazeing Waltham Abbey

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

Tenure: Freehold EPC Rating: C

offers in excess of

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX107327](https://www.williamhbrown.co.uk/Property/BRX107327)



Property Ref:  
BRX107327 - 0005

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.

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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**