









welcome to

Pecks Hill, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this substantial detached four double bedroom family home situated in the popular Village of Nazeing. An internal viewing is an absolute must!













Entrance Porch

Tiled floor

Entrance Hall

Laminate floor, radiator.

Cloakroom

Double glazed window to side aspect, wc, wash hand basin, tiled floor, tiled walls.

Lounge

20' 11" x 14' 3" (6.38m x 4.34m)

Double glazed window to front aspect, radiator, log burner, laminate flooring.

Dining Room

14' 3" x 9' 11" (4.34m x 3.02m)

Double glazed french doors, laminate floor.

Kitchen

13' 3" x 11' 7" (4.04m x 3.53m)

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, integrated dishwasher, space for fridge freezer, tiled floor, tiled walls.

Utility Room

9' 8" x 5' 7" (2.95m x 1.70m)

Double glazed window to side aspect, double glazed door to rear aspect, tiled floor, radiator, a range of wall and base units with complimenting worktops.

Landing

Storage cupboard, access to the loft.

Bedroom 1

18' 8" x 13' 9" (5.69m x 4.19m)

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

En-Suite

Double glazed window to side aspect, wc, tiled floor, tiled walls, shower cubicle, wash hand basin.

Bedroom 2

18' 11" x 9' 2" (5.77m x 2.79m)

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

Bedroom 3

12' 8" x 7' 9" (3.86m x 2.36m)

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

Bedroom 4

14' 2" x 12' 9" (4.32m x 3.89m)

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

Bathroom

Double glazed window to side aspect, tiled walls, tiled flooring, paneled bath, wc, wash hand basin, radiator.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

To the rear of the property is a patio area, swimming pool, hot tub, side access, large lawn area, two sheds and a plant room.





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Pecks Hill, Nazeing Waltham Abbey

- Detached family home
- Four double bedrooms
- Swimming pool
- Hot tub
- Driveway and garage

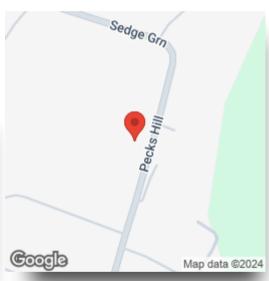
Tenure: Freehold EPC Rating: C

£795,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BRX107536 - 0003 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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