



Pecks Hill, Nazeing Waltham Abbey EN9 2NX

welcome to

Pecks Hill, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this stunning, extended two bedroom semi-detached family home situated in the heart of Nazeing village. An early viewing is a must!



Accommodation Comprises Of:
Entrance Hall

Laminate floor, storage cupboard, radiator.

Shower Room

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

Lounge

14' 6" x 12' 4" (4.42m x 3.76m)

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

Dining Room

14' 10" x 14' 6" (4.52m x 4.42m)

Laminate flooring.

Kitchen

17' 5" x 5' 11" (5.31m x 1.80m)

Double glazed window to rear aspect, double glazed window to side aspect, laminate flooring, a range of wall and base units with quartz worktops, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated oven, extractor fan.

Conservatory

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed french doors, laminate flooring, radiator.

Bedroom 1

15' 5" x 15' 1" (4.70m x 4.60m)

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

En-Suite

Double glazed window to side aspect, chrome heated radiator, wc, tiled floor, part tiled walls, paneled bath, wash hand basin.

Bedroom 2

14' 1" x 10' 6" (4.29m x 3.20m)

Double glazed window to front aspect, double glazed window to side aspect, fitted wardrobe.

En-Suite

wash hand basin, wc, tiled floor, part tiled walls.

Exterior

Front Garden

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

Rear Garden

To the rear of the property is a decked area, lawn area, two sheds, side access to the rear of the property, patio area.



view this property online williamhbrown.co.uk/Property/BRX108638



welcome to

Pecks Hill, Nazeing Waltham Abbey

- Stunning views
- Two bedrooms
- Main bathroom, en-suite and a further wc
- Huge drive and garage
- Stunning and secluded rear garden

Tenure: Freehold EPC Rating: Awaited

£595,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX108638](https://www.williamhbrown.co.uk/Property/BRX108638)



Property Ref:
BRX108638 - 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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



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