



**Langley Green, Nazeing Waltham Abbey EN9 2JJ**

**welcome to**

**Langley Green, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this stunning, extended three bedroom end of terrace home situated in the heart of popular Nazeing village. An early viewing is a must!



### **Accommodation Comprising Of: Entrance Hall**

Double glazed window to front aspect, radiator, understairs cupboard, luxury vinyl flooring throughout ground floor of property.

### **Shower Room**

Double glazed window to side aspect, tiled walls and flooring, Chrome heated towel radiator, shower cubicle, wall mounted controls, rain shower above, vanity unit with inset wash hand basin and storage under.

### **Lounge**

21' 10" x 11' 4" ( 6.65m x 3.45m )

Double glazed window to front aspect with window shutters, Radiator, electric fire, luxury vinyl tiled flooring.

### **Kitchen**

16' 10" x 11' 3" ( 5.13m x 3.43m )

Double glazed window to rear aspect, variety of wall and base units with complimenting granite worktops, integrated dishwasher, spaced for fridge freezer, space for a range cooker, vertical radiator, bi-fold doors, luxury vinyl tiled flooring.

### **Utility Room**

7' 4" x 4' 2" ( 2.24m x 1.27m )

Variety of wall and base units with complimenting worktops, radiator, sink, plumbing for washing machine.

### **Landing**

Double glazed window to side aspect, access to the loft.

### **Bedroom 1**

15' x 10' ( 4.57m x 3.05m )

Double glazed window to rear aspect, laminated flooring, radiator, fitted wardrobes

### **Bedroom 2**

11' 5" x 12' 11" ( 3.48m x 3.94m )

Double glazed window to front aspect, window

shutters, laminated flooring, radiator, built in wardrobe.

### **Bedroom 3**

8' 5" x 7' 10" ( 2.57m x 2.39m )

Double glazed window to front aspect, window shutters, laminated flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect, paneled bath, wall mounted wash hand basin, tiled flooring, tiled walls, chrome heated radiator, WC.

### **Exterior**

To the front of the property is a gravel are and o the rear of the property stunning garden complete with a decking area, well maintained lawn, a rear access garage for up to three vehicles and a shed.



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## Langley Green, Nazeing Waltham Abbey

- Three bedrooms
- Stunning rear garden
- Larger than average garage
- End of terrace
- Stunning interior throughout

Tenure: Freehold EPC Rating: D

# £535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108654 - 0003

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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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