



**Saffron Middle Street, Nazeing Waltham Abbey EN9 2LB**

**welcome to**

**Saffron Middle Street, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this substantial four bedroom semi detached family home situated on one of Nazeings most premium roads. An internal viewing is a must!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation Comprises Of: Entrance Hall

Radiator.

## Cloakroom

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

## Study

9' 10" x 8' 7" ( 3.00m x 2.62m )

Double glazed window to front aspect, radiator.

## Lounge

17' 7" x 12' 3" ( 5.36m x 3.73m )  
patio doors to garden, radiator.

## Dining Room

14' 8" x 8' 3" ( 4.47m x 2.51m )  
Double glazed window to side aspect, radiator.

## Kitchen

18' 9" x 11' 6" ( 5.71m x 3.51m )  
Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, plumbing for washing machine, sink unit, space for fridge freezer, tiled floor, tiled walls, storage cupboard.

## Conservatory

12' 2" x 7' 7" ( 3.71m x 2.31m )  
Tiled floor

## Landing

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

## Bedroom 1

16' 5" x 12' 4" ( 5.00m x 3.76m )  
Double glazed window to rear aspect, fitted wardrobe, radiator.

## En-Suite

paneled bath, wc, wash hand basin, tiled walls, wood floor, radiator.

## Bedroom 2

17' 3" x 15' 1" ( 5.26m x 4.60m )  
Two double glazed windows to front aspect, two radiators, fitted wardrobe.

## Bedroom 3

11' 6" x 10' 8" ( 3.51m x 3.25m )  
Double glazed window to rear aspect, radiator, fitted wardrobe.

## Bedroom 4

12' 2" x 7' 11" ( 3.71m x 2.41m )

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

## Bathroom

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

## Exterior

### Front Garden

To the front of the property is a large driveway suitable for several cars.

### Rear Garden

To the rear of the property is a lawn area.



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## Saffron Middle Street, Nazeing Waltham Abbey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain free
- Fantastic development opportunity

Tenure: Freehold EPC Rating: D

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX107935 - 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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