



**Epping Road, Nazeing Waltham Abbey EN9 2DH**

**welcome to**

**Epping Road, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this charming three bedroom detached family home, situated in the heart of Broadley Common, offering stunning views.



**Accommodation Comprises Of:  
Entrance Hall**

Laminate floor, radiator, storage cupboard.

**Shower Room**

Double glazed window to rear aspect, part tiled walls, radiator, tiled floor, walk in shower cubicle, wc.

**Lounge**

22' 2" x 12' 11" ( 6.76m x 3.94m )

Double glazed window to front aspect, laminate floor, patio doors, log burner, three radiators.

**Kitchen**

11' 3" x 11' 2" ( 3.43m x 3.40m )

Double glazed stable door to rear aspect, double glazed window to rear aspect, a range of wall and base units with complimenting worktops, sink unit, space for oven, part tiled walls, tiled floor, plumbing for washing machine or dishwasher.

**Utility Room**

8' 8" x 6' 10" ( 2.64m x 2.08m )

Double glazed window to side aspect, space for fridge freezer, double glazed door to rear aspect, access to the loft, radiator, a range of wall and base units with complimenting worktops, tiled floor, plumbing for washing machine and/or dishwasher.

**Landing**

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

**Bedroom 1**

16' 4" x 13' 10" ( 4.98m x 4.22m )

Double glazed window to front aspect, fitted wardrobe and immersion heater.

**Bedroom 2**

12' 11" x 10' 1" ( 3.94m x 3.07m )

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

**Bedroom 3**

12' 11" x 11' 9" ( 3.94m x 3.58m )

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

**Wc**

Double glazed window to rear aspect, radiator, tiled floor, wc.

**Bathroom**

Double glazed window to rear aspect, tiled floor, radiator, panelled jacuzzi bath with over the bath shower, vanity wash hand basin unit, 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 patio area, side access, lawn area, breathtaking views of neighbouring fields, summer house with a pool.



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## Epping Road, Nazeing Waltham Abbey

- Stunning views
- Surrounded by nature
- Three good sized bedrooms
- Downstairs shower room and upstairs bathroom
- Drive and garage

Tenure: Freehold EPC Rating: E

# £550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108779 - 0004

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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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