



**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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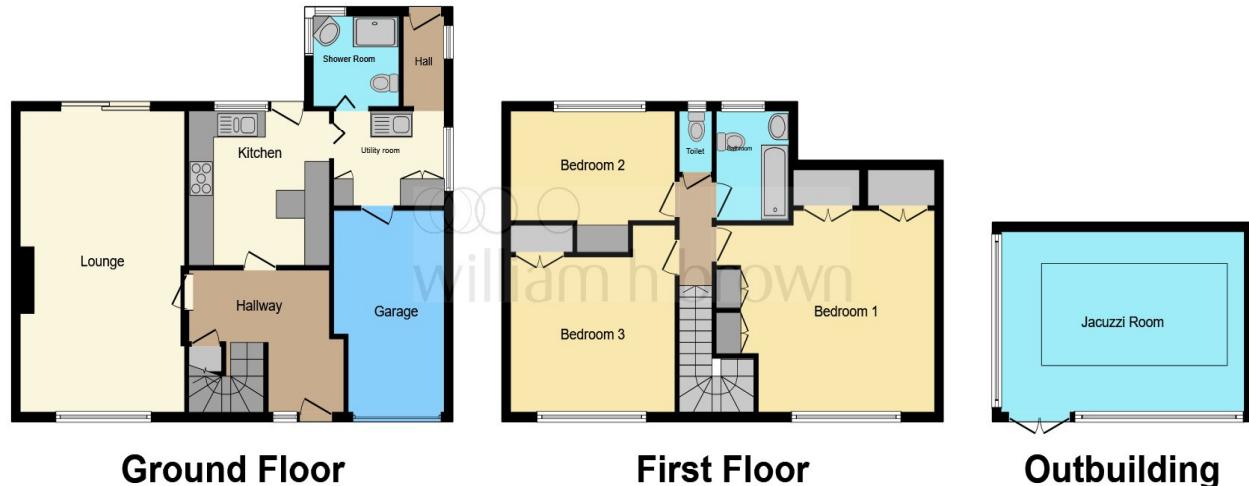
## Epping Road, Nazeing Waltham Abbey

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

Tenure: Freehold EPC Rating: E

offers in excess of

**£525,000**



Total floor area 163.5 m<sup>2</sup> (1,760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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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