









### welcome to

## **Western Road, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this charming chain free two bedroom semi detached bungalow situated in the heart of Nazeing village offering stunning views. An internal viewing is a must!













# **Accommodation Comprises Of: Entrance Hall**

Storage cupboard.

#### Lounge

15' 11" x 11' 11" ( 4.85m x 3.63m )

Two double glazed windows to rear aspect, double glazed french doors to rear aspect.

#### Kitchen

11' 5" x 11' ( 3.48m x 3.35m )

Double glazed window to rear aspect, double glazed door to rear aspect, double glazed window to side aspect, a range of wall and base units with complimenting worktops, tiled floor, sink unit, space for washing machine, integrated microwave, integrated oven, hob.

#### **Bedroom 1**

13' x 11' 11" ( 3.96m x 3.63m )

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

#### **Bedroom 2**

11' 5" x 9' 10" ( 3.48m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

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

## **Exterior Front Garden**

To the front of the property is a driveway, paved front garden.

#### **Rear Garden**

To the rear of the property is a garage, patio area, lawn area.





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## Western Road, Nazeing Waltham Abbey

- Chain free
- Semi detached bungalow
- Two bedrooms
- Lovely garden
- Garage and driveway

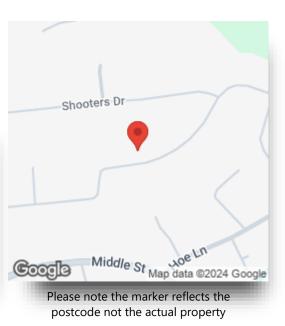
Tenure: Freehold EPC Rating: D

£450,000









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Property Ref: BRX108560 - 0003 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.







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