



**Western Road, Nazeing Waltham Abbey EN9 2QQ**



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

William H Brown are delighted to bring to the market this substantial double storey extended semi detached family home situated on a popular residential location in Nazeing village. An early viewing is a must!

### **Accommodation Comprising Of Entrance Porch**

Front door

### **Entrance Hall**

Radiator, laminate flooring

### **Downstairs Wc**

Two double glazed windows to side aspect, wc, sink

### **Living Room**

16' 6" max x 11' 11" max ( 5.03m max x 3.63m max )  
Double glazed window to front aspect, gas fire

### **Study**

10' 1" x 9' 4" ( 3.07m x 2.84m )

### **Kitchen/Dining Area**

Irregular Shaped Room 21' 2" max x 18' max ( 6.45m max x 5.49m )

Double glazed window to rear aspect, bi fold doors to rear garden. The kitchen offers a range of wall and base units, with a stainless steel sink, a breakfast bar and laminate flooring. There is space for white goods, plumbing for a washing machine, space for an oven and a radiator.

### **Bedroom 1**

17' 5" x 9' 2" ( 5.31m x 2.79m )

Double glazed window to rear aspect, radiator

### **En-Suite**

Walk in shower cubicle, hand basin, wc, tiled walls and floor

### **Bedroom 2**

10' 4" max x 10' 3" max ( 3.15m max x 3.12m max )

Double glazed window to front aspect, radiator, laminate flooring

### **Bedroom 3**

10' 10" max x 8' 5" max ( 3.30m max x 2.57m max )

Double glazed window to rear aspect, radiator, laminate flooring

### **Bedroom 4**

10' x 8' 10" ( 3.05m x 2.69m )

Double glazed window to front aspect, radiator, laminate flooring

### **Family Bathroom**

Double glazed window to rear aspect, panel bath with shower attachment, part tiled walls, chrome heated towel radiator

### **Exterior**

To the front of the property is a substantial drive affording off street parking for several cars, and to the rear is a lovely garden with a laid lawn and raised decking area





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## Western Road, Nazeing Waltham Abbey

- Four bedrooms
- Double storey extended semi detached
- Lovely rear garden
- Driveway
- Spacious throughout

Tenure: Freehold EPC Rating: C

**£575,000**



Total floor area 120.3 m<sup>2</sup> (1,295 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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