









welcome to

Meadow View, Nazeing Waltham Abbey

** Chain free** William H Brown are pleased to bring to the market this virtually brand new three bedroom family home nestled in the Nazeing countryside. An internal viewing is a must!

Accommodation Comprises Of: Entrance Hall

Storage cupboard, underfloor heating.

Cloakroom

Double glazed window to front aspect, underfloor heating, wash hand basin, part tiled walls, laminate floor.

Lounge

20' 1" x 10' 3" (6.12m x 3.12m)

Double glazed window to front aspect, under floor heating, double glazed window to side aspect.

Kitchen

18' 7" max x 13' 2" max (5.66m max x 4.01m max) Double glazed window to front aspect, french doors, underfloor heating, a range of wall and base units with quartz worktops, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated oven.

Landing

Storage cupboard, access to the loft.

Bedroom 1

14' 5" max x 10' 2" max into the wardrobe (4.39m max x 3.10m max into the wardrobe)
Double glazed window to rear aspect, fitted wardrobes, radiator.

En-Suite

Double glazed window to side aspect, part tiled walls, tiled floor, chrome heated radiator, wc, wash hand basin, shower cubicle.

Bedroom 2

12' 10" x 8' (3.91m x 2.44m)

Double glazed window to rear aspect, radiator.

Bedroom 3

12' $\max x$ 10' 2" \max (3.66m $\max x$ 3.10m \max) Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, paneled bath, wc, wash hand basin, part tiled walls, tiled floor, chrome heated radiator.

Exterior Front Garden

To the front of the property there are two allocated parking spaces.

Rear Garden

To the rear of the property is a patio, shed, lawn area



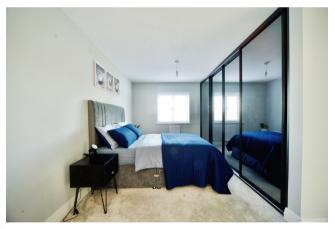


















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Meadow View, Nazeing Waltham Abbey

- Three bedrooms
- · Semi detached virtually brand new
- En-suite and family bathroom
- Stunning views!!!
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

£585,000



Total floor area 106.7 m² (1,149 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

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Property Ref: BRX108947 - 0002 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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