



**The Rowans, Tatsfield Avenue, Nazeing Waltham Abbey EN9  
2HH**

**welcome to**

## **The Rowans Tatsfield Avenue, Nazeing Waltham Abbey**

William H Brown are delighted to bring to the market this stunning four bedroom detached family home situated in a quiet turning in the heart of Nazeing Village. An internal viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Storage cupboard, two double glazed windows to front aspect, stairs to first floor, radiator.

### **Cloakroom**

Wash hand basin, wc, tiled floor.

### **Lounge**

21' max x 10' 11" max ( 6.40m max x 3.33m max )  
Double glazed window to front aspect, radiator.

### **Kitchen**

19' 2" max x 18' 1" max ( 5.84m max x 5.51m max )  
Patio doors, double glazed window to rear aspect, island, a range of wall and base units, sink unit, integrated oven, extractor fan, induction hob, tiled floor.

### **Bedroom 1**

11' 7" x 10' 11" ( 3.53m x 3.33m )  
Double glazed window to rear aspect, built in wardrobe, radiator.

### **Bedroom 2**

11' 7" max x 11' 3" max ( 3.53m max x 3.43m max )  
Double glazed window to front aspect, built in wardrobe, radiator.

### **Bedroom 3**

11' 7" max x 7' 3" max ( 3.53m max x 2.21m max )  
Double glazed window to rear aspect, radiator.

### **Bedroom 4**

11' 7" max x 7' 4" max ( 3.53m max x 2.24m max )  
Double glazed window to front aspect, built in wardrobe, radiator.

### **Bathroom**

Shower cubicle, wc, wash hand basin, tiled walls, tiled floor.

### **Exterior Front Garden**

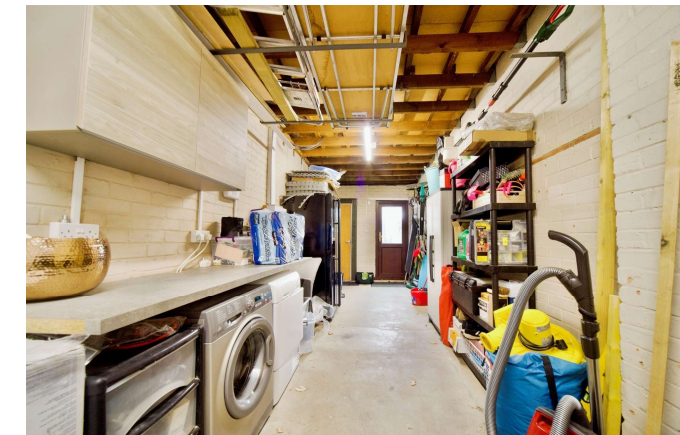
To the front of the property is a driveway.

### **Rear Garden**

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







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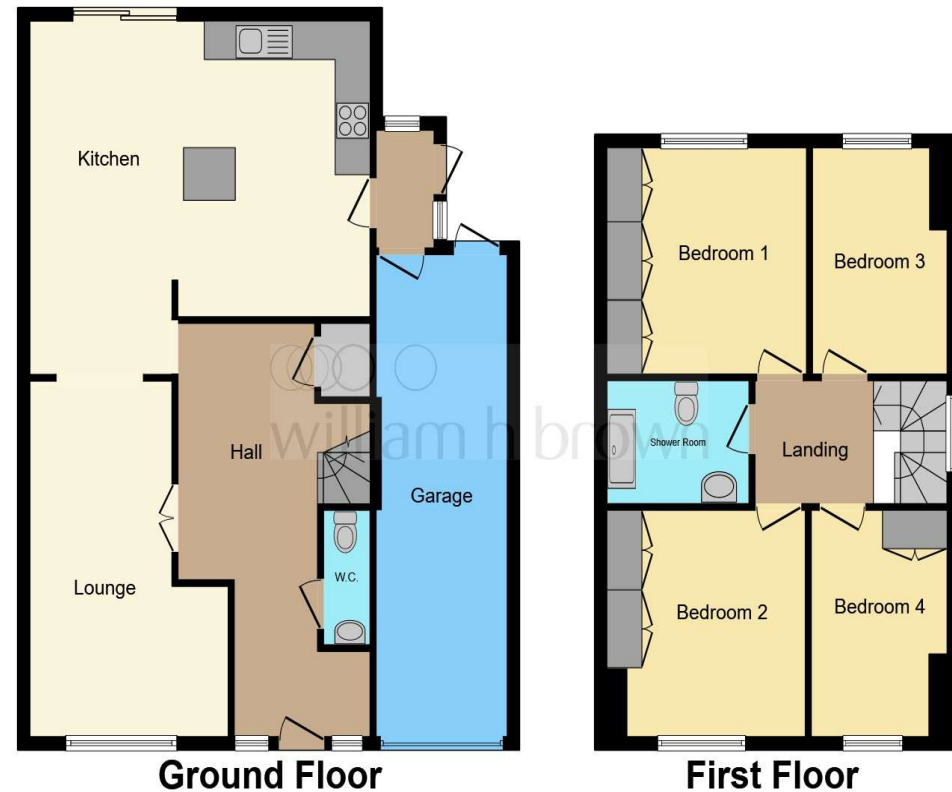
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## The Rowans Tatsfield Avenue, Nazeing Waltham Abbey

- Detached family home
- Four bedrooms
- Stunning rear garden
- Driveway
- Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

**£750,000**



Total floor area 138.2 sq.m. (1,488 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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