



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



**welcome to**

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

William H Brown are delighted to bring to the market this absolutely stunning four bedroom detached family home situated in the heart of Nazeing, set back on one of the most sought after roads with its own self contained annexe. Coming to see this house is a must!

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

Laminate floor, storage cupboard, radiator.

### **Lounge**

17' 3" max x 15' 7" max ( 5.26m max x 4.75m max )  
Double glazed window to rear aspect, double glazed window to front aspect, radiator.

### **Kitchen/Diner**

23' 6" max x 21' 7" max ( 7.16m max x 6.58m max )  
Double glazed window to front aspect, a range of wall and base units with complimenting worktops, bi-fold doors, laminate floor, integrated oven, island, two integrated fridge freezer, hob.

### **Utility Room**

7' 7" max x 6' 7" max ( 2.31m max x 2.01m max )  
Double glazed window to rear aspect, integrated fridge freezer, a range of wall and base units with complimenting worktops, laminate floor, plumbing for washing machine.

### **Landing**

Double glazed window to front aspect, storage cupboard, double glazed window to rear aspect, radiator.

### **Bedroom 1**

18' 9" max x 17' 3" max ( 5.71m max x 5.26m max )  
Double glazed window to rear aspect, double glazed window to front aspect, fitted wardrobe, radiator.

### **Bedroom 2**

12' 11" max x 11' 4" max ( 3.94m max x 3.45m max )  
Double glazed window to front aspect, fitted wardrobe, laminate floor, radiator.

### **Bedroom 3**

16' 7" max x 9' 10" max ( 5.05m max x 3.00m max )  
Double glazed window to side aspect, double glazed

window to rear aspect, laminate floor, radiator.

### **Bedroom 4**

11' 5" max x 9' 4" max ( 3.48m max x 2.84m max )  
Double glazed window to front aspect, radiator, laminate floor.

### **Bathroom**

Double glazed window to rear aspect, radiator, tiled floor, part tiled walls, corner shower cubicle, wc, stand alone bath, wash hand basin.

### **Bathroom 2**

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

### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, car port.

#### **Rear Garden**

To the rear of the property is a side access, patio area, fire pit, decking area.

### **Annexe Lounge/Kitchen**

14' 5" x 17' 10" ( 4.39m x 5.44m )  
Wall and base units with matching worktops, range of integrated appliances, laminate floor, radiator, five double glazed windows

### **Bedroom**

14' 6" x 8' 2" ( 4.42m x 2.49m )  
Radiator, four double glazed windows

### **Bathroom**

wc, wash hand basin, shower, laminate floor, tiled walls, one double glazed window





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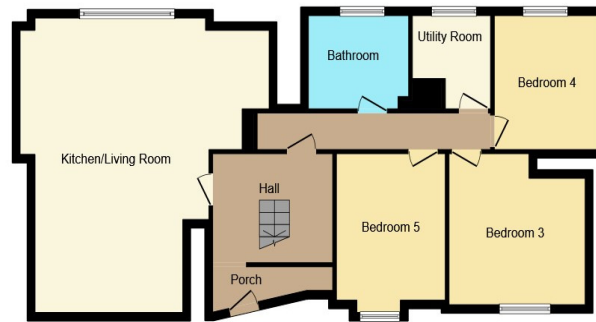
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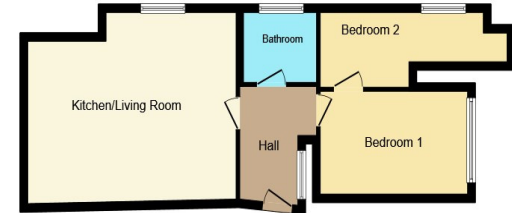
- Detached family home
- Four good sized bedrooms
- Open plan modern living areas
- Self contained annexe
- Two bathrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

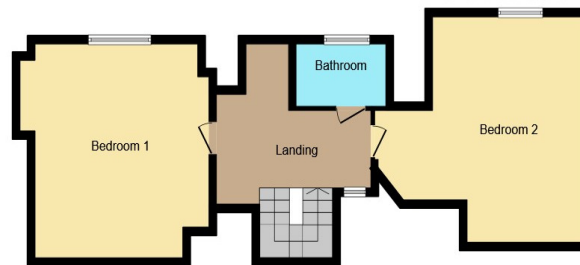
**£999,995**



Ground Floor



Annex



First Floor

Total floor area 218.6 m<sup>2</sup> (2,353 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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Property Ref:  
BRX109148 - 0002

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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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