



Shooters Drive, Nazeing Waltham Abbey EN9 2QD

welcome to

Shooters Drive, Nazeing Waltham Abbey

William H Brown are delighted to bring to the market this chain free, three bedroom detached bungalow situated in the heart of Nazeing village - with stunning views! An internal viewing is a must!

Accommodation Comprises Of: Entrance Hall

Two storage cupboards, radiator.

Cloakroom

Wc, radiator, vinyl floor, tiled walls.

Snug

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to rear aspect, radiator.

Lounge

22' 1" max x 16' 8" max (6.73m max x 5.08m max)

Double glazed window to front aspect, double glazed window to side aspect, two radiators.

Kitchen

17' 11" x 8' 11" (5.46m x 2.72m)

Double glazed window to front aspect, vinyl floor, a range of wall and base units with complimenting worktops, radiator, part tiled walls.

Bedroom 1

13' 7" max into bay window x 13' 3" (4.14m max into bay window x 4.04m)

Double glazed window to side aspect, double glazed window to rear aspect, fitted wardrobe, radiator.

Bedroom 2

13' 11" max x 10' 5" max (4.24m max x 3.17m max)

Double glazed window to front aspect, radiator.

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.29m)

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

Bathroom

Double glazed window to front aspect, paneled

bath, tiled walls, vinyl floor, radiator.

Shower Room

Double glazed window to rear aspect, shower cubicle, wash hand basin, tiled walls, vinyl floor.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, side access, green house.





view this property online williamhbrown.co.uk/Property/BRX109327



welcome to

Shooters Drive, Nazeing Waltham Abbey

- Detached Bungalow
- Three Bedrooms
- Stunning Views
- Popular village location
- Living room and snug area

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

£600,000



Total floor area 136.2 m² (1,466 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

view this property online williamhbrown.co.uk/Property/BRX109327



Property Ref:
BRX109327 - 0005

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.

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk