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**TATSFIELD AVENUE,  
NAZEING, ESSEX, EN9 2HH.**



*Having been thoughtfully refurbished, this beautifully presented and deceptively spacious four bedroom detached family home, has been the subject of much improvement over the years, and offers a stunning open plan kitchen/dining/family room with an imported Italian kitchen, a spacious sitting room, and a beautifully landscaped rear garden in excess of 120', which backs onto open fields.*

*Tatsfield Avenue is a quiet turning on the edge of this sought after village. The property is within a short walk of a selection of local shops and the highly regarded Nazeing Primary School. The commuter is well catered for with a choice of British Rail Stations and major road networks being close by, whilst the surrounding countryside, which includes Clayton Hill recreational park and lake, provide a variety of sporting and leisure pursuits.*

*Viewing Highly Recommended*

**SUMMARY OF ACCOMMODATION**

*\*ENTRANCE & RECEPTION HALL\**

*\*CLOAKROOM\**

*\*GOOD SIZE SITTING ROOM\**

*\*QUALITY FITTED AND SPACIOUS OPEN PLAN KITCHEN/DINING AND  
FAMILY ROOM\**

*\*FOUR GOOD SIZE BEDROOMS\**

*\*QUALITY FITTED FAMILY BATHROOM\**

*\*RECENTLY FITTED DOUBLE GLAZED WINDOWS AND DOORS\**

*\*VAILLANT GAS FIRED COMBINATION BOILER\**

## SUMMARY OF ACCOMMODATION CONTINUED

*\*RECENTLY LAID BLOCK PAVED DRIVEWAY WITH SPACE FOR NUMEROUS VEHICLES\**

*\*25' GARAGE/LAUNDRY ROOM WITH RECENTLY FITTED AUTOMATIC ROLLER DOOR\**

*\*BEAUTIFULLY LANDSCAPPED REAR GARDEN IN EXCESS OF 120' AND BACKING ONTO OPEN FIELDS\**

*\*EXTERNAL COVERED SEATING/ENTERTAINING AREA WITH SKY TV CONNECTION\**

*A composite panelled door with obscure double glazed side windows affords access to:*

ENTRANCE HALL *Wall light point and quarry tiled flooring. Access to:*

RECEPTION HALL *20'7 x 7'3 (max) Turning staircase to first floor with timber handrail and storage cupboard below with sensor lighting. Recess LED spotlighting and enclosed radiator. Obscure glazed casement doors to sitting room, access to open plan kitchen/dining and family room, and oak panelled door to:*



CLOAKROOM *9'1 x 2'8 Obscure double glazed window to front, recess LED spotlighting, heated towel rail and suite comprising; close coupled w.c. and sculptured wash hand basin inset into wooden surface with decorative tiled splashback and double cupboard below.*

GOOD SIZE SITTING ROOM *21'1 x 11'6 Full width double glazed window to front, recess LED spotlighting, enclosed radiator and additional thermostatically controlled radiator, TV and telephone points. Access to:*



OPEN PLAN KITCHEN/DINING AND FAMILY ROOM *19'2 x 17'4 (overall)*

*Fitted with a range of quality, imported, Italian wall and base units with ample illuminated working surfaces and centre island with peninsular breakfast bar. Range of Neff appliances to include; integrated dishwasher, integrated fridge/freezer, combination microwave, electric fan assisted oven and grill and four ring halogen hob, with glass splashback and concealed illuminated extractor canopy above. Double glazed window to rear overlooking the garden, recess LED spotlighting, TV point and double thermostatically controlled radiator. Access to sitting room, double glazed sliding patio door to garden and double glazed door:*



**SIDE LOBBY** Obscure double glazed with door to garden and further door to garage/laundry room.

**FIRST FLOOR**



**LANDING** 10'3 x 6'5 Double glazed window to side, access to loft and oak panelled doors to bedrooms and family bathroom.

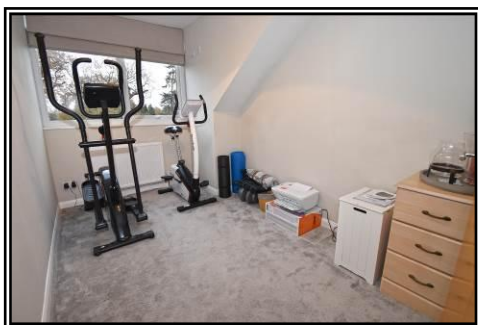
**BEDROOM ONE** 14'2 x 11'6 Double glazed window to front with thermostatically controlled radiator below. Range of fitted Sharps full height wardrobes with matching chest of drawers and bedside tables. TV point.



**BEDROOM TWO** 11'6 x 10'1 (to wardrobes) Double glazed window to rear overlooking the garden and fields beyond. Range of built-in wardrobes, thermostatically controlled radiator and TV point.



**BEDROOM THREE** 14'3 x 7'3 Double glazed window to front with thermostatically controlled radiator below. Fitted double cupboard.



**BEDROOM FOUR** 11'5 x 7'2 Double glazed window to rear, again overlooking the garden and field beyond, and with thermostatically controlled radiator below.

**FAMILY BATHROOM** 8'7 x 6'3 Tiled in quality marble effect porcelain with suite comprising; close coupled w.c., square wash hand basin with chrome mono-bloc tap and drawers below, and p-shaped bath with independent thermostatically controlled shower and curved glass screen which extends to create an enclosed shower cubicle. Skylight window, recess LED spotlighting, extractor fan and heated towel rail.

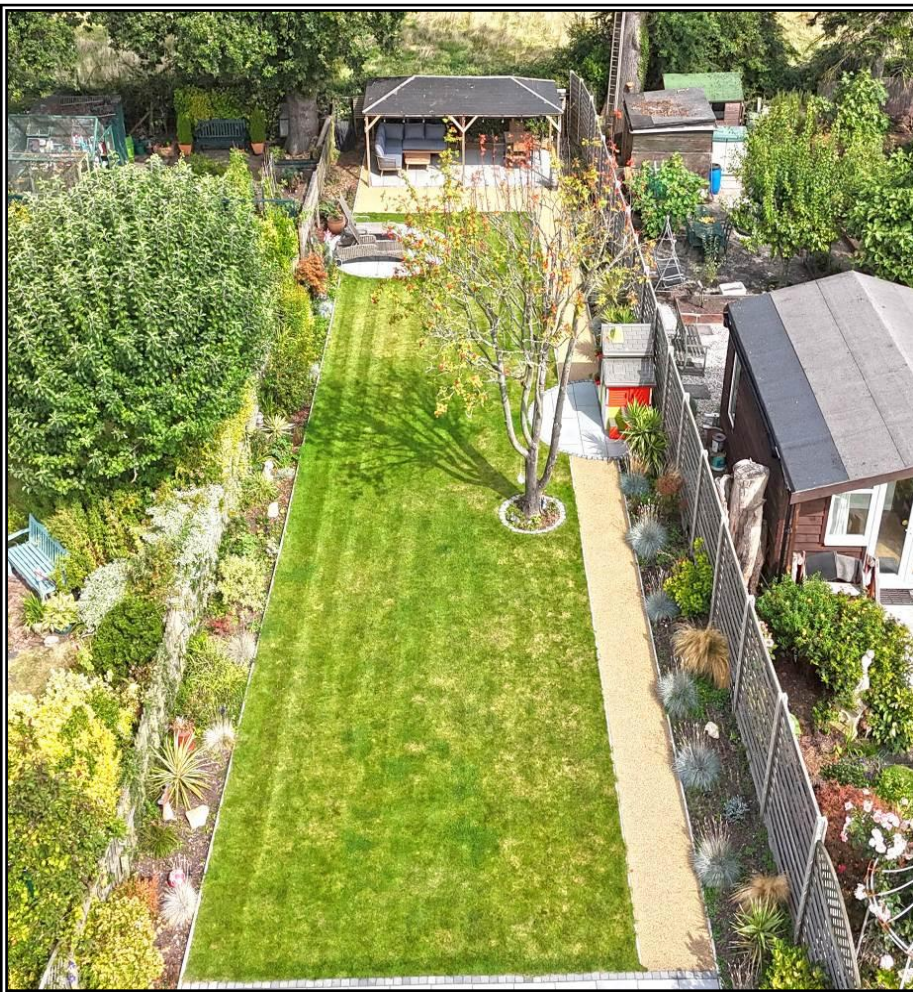


## **EXTERIOR**

The property is approached via a recently laid block paved driveway which provides off street parking for several vehicles and is bordered by low level wall and shrub beds.

**GARAGE/LAUNDRY ROOM** 25'9 x 8' With automatic roller door to front and double glazed pedestrian door to garden. With power and light connected and housing the Vaillant gas fired combination boiler. Fitted wall units and working surface with space and plumbing below for washing machine and tumble dryer. Return door to side lobby.

A stunning feature of this delightful property is the beautifully landscaped rear garden, which is in excess of 120', and backs onto open fields. Directly behind the property is paved sun terrace bordered by lawn with a resin bonded shingle pathway leading all the way to the rear. The garden is enclosed by a combination of panelled and picket style fencing which are lined by well stocked flowering shrub beds, providing a variety of colour and interest throughout the season. To the rear of the garden is an additional circular sun terrace, for the hardcore sun bathers, whilst a full width timber gazebo covers a third terrace and creates a fantastic covered seating/entertaining area which has power, light and sky TV connections.





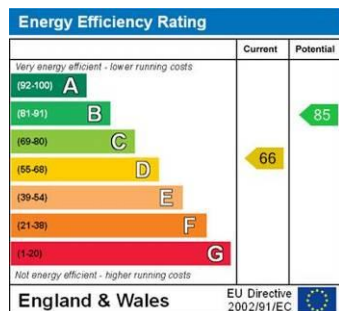
COUNCIL TAX BAND. F

**PRICE: £775,000. FREEHOLD**

VIEWING: By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



## **Energy Performance Graph**



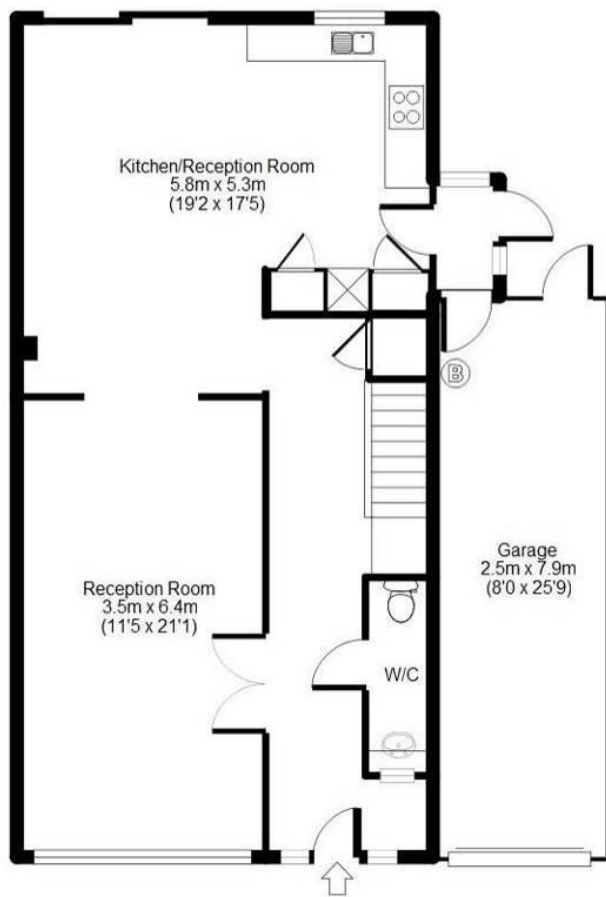
*The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email*

**Important Note One:** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

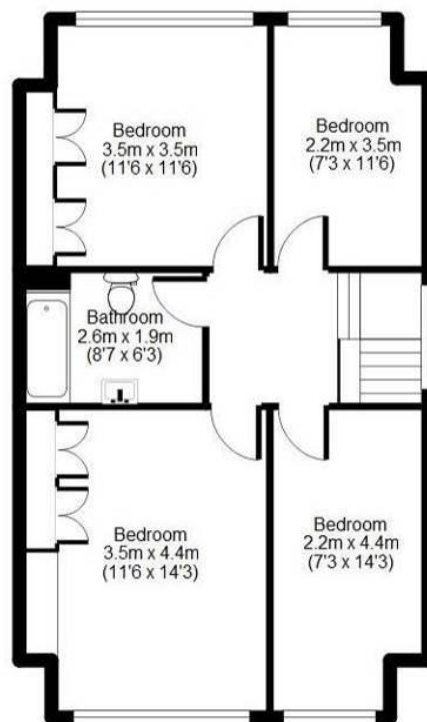
**Important Note Two:** These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2594

## Floor Plans

*These drawings are not to scale and should be used for observational purposes only*



Ground Floor



First Floor

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