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**WHITEHALL CLOSE,
NAZEING, ESSEX, EN9 2PY.**



Situated within a quiet cul-de-sac in a sought after location, this deceptive and extended two double bedroom, semi-detached bungalow offers excellent potential for further enlargement (subject to the necessary approvals). The property boasts a 70' west-facing rear garden and a detached garage.

Nestled on the outskirts of Nazeing Village, the bungalow enjoys a rural ambiance while being conveniently located near a range of amenities. These include a small parade of shops catering for day-to-day needs, a highly regarded primary school, and Broxbourne British Rail Station, a short drive away, which provides fast and frequent links to London's Liverpool Street, Stansted Airport, and Cambridge. The surrounding Lea Valley Nature Reserve offers an abundance of leisure and sporting facilities, further enhancing the appeal of this location.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL*
- *GOOD SIZE SITTING ROOM*
- *KITCHEN AND SEPARATE DINING ROOM*
- *SPACIOUS MAIN BEDROOM AND GOOD SIZE SECOND BEDROOM*
- *FAMILY SHOWER ROOM*
- *GAS FIRED CENTRAL HEATING WITH RECENTLY INSTALLED COMBINATION BOILER*
- *DOUBLE GLAZED WINDOWS*
- *LAWNED FRONT GARDEN*
- *LONG DRIVEWAY PROVIDING OFF STREET PARKING*
- *DETACHED GARAGE*
- *WEST FACING REAR GARDEN APPROACHING 70*

A recessed entrance with courtesy lighting and part obscure glazed door with matching side window affords access to:



RECEPTION HALL 13'5 x 5'11 (l-shaped) Deep storage cupboard housing the recently installed gas fired combination boiler, shelving and the gas and electric meters. Double radiator and telephone point. Access to loft and doors to kitchen, bedrooms, family shower room and:

SITTING ROOM 16'6 x 10'11 Double glazed full width window to front and feature gas living flame fire with tiled back and hearth. Coved ceiling, wall mounted central heating thermostat, two fitted high level shelving units, double radiator and TV point.



KITCHEN 10' x 8'10 Fitted with a range of wall and base units with ample working surfaces incorporating a one and a quarter bowl stainless steel sink drainer unit with mixer tap. Range of appliances to include; Altimo fridge/freezer, Bosch washing machine, White Knight tumble dryer and duel fuel Parkinson Cowan freestanding double oven and grill with four ring gas hob. Double glazed window to side, and access to:



DINING ROOM 8'11 x 8'10 Double glazed window to rear with double radiator below. TV point. Obscure part glazed door to garden.



BEDROOM ONE 12'3 x 10'11 (to wardrobes) Double glazed window to rear overlooking the garden with radiator below. Two built-in double wardrobes with high level storage above. TV point.



BEDROOM TWO 9' x 8'10 Double glazed window to front with double radiator below. Fitted wardrobe with high level storage providing recess for bed.



FAMILY SHOWER ROOM 6'3 x 5'6 Partly tiled with suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in double shower cubicle with thermostatically controlled shower and glass screens. Obscure double glazed window to side, and double radiator.

EXTERIOR

The property is approached via a long driveway, which provides vehicular access to the side of the property and then to the detached garage. The front garden is laid to lawn, which could create further parking and is bordered by mature shrubs providing privacy.

The west facing rear garden approaches 70' and is divided into sections. Directly behind the property is a paved sun terrace which leads down to a large timber decked area and then onto the lawn. The garden is enclosed by a combination of panelled fencing and mature shrubs. To the rear of the garden is a timber garden shed, a greenhouse and an additional timber decked terrace with a pergola. There are external water and light connections and pedestrian access is afforded to the side via a timber gate.

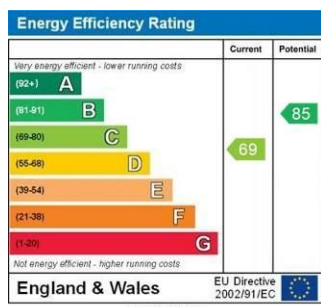


DETACHED GARAGE 16'10 x 8' With double doors to front and light connected. Windows to side and rear.

COUNCIL TAX BAND. D

PRICE: £395,000. FREEHOLD

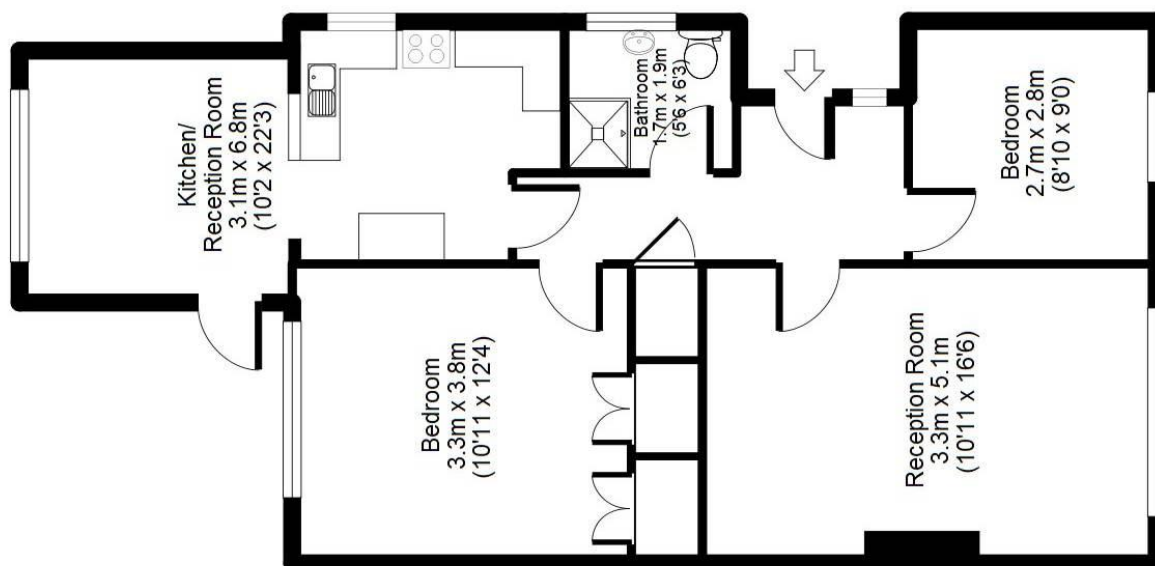
Energy Performance Graph



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

Floor Plans

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



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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

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 prospective 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. Det2697

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