



Shepherds
Property Sales & Lettings

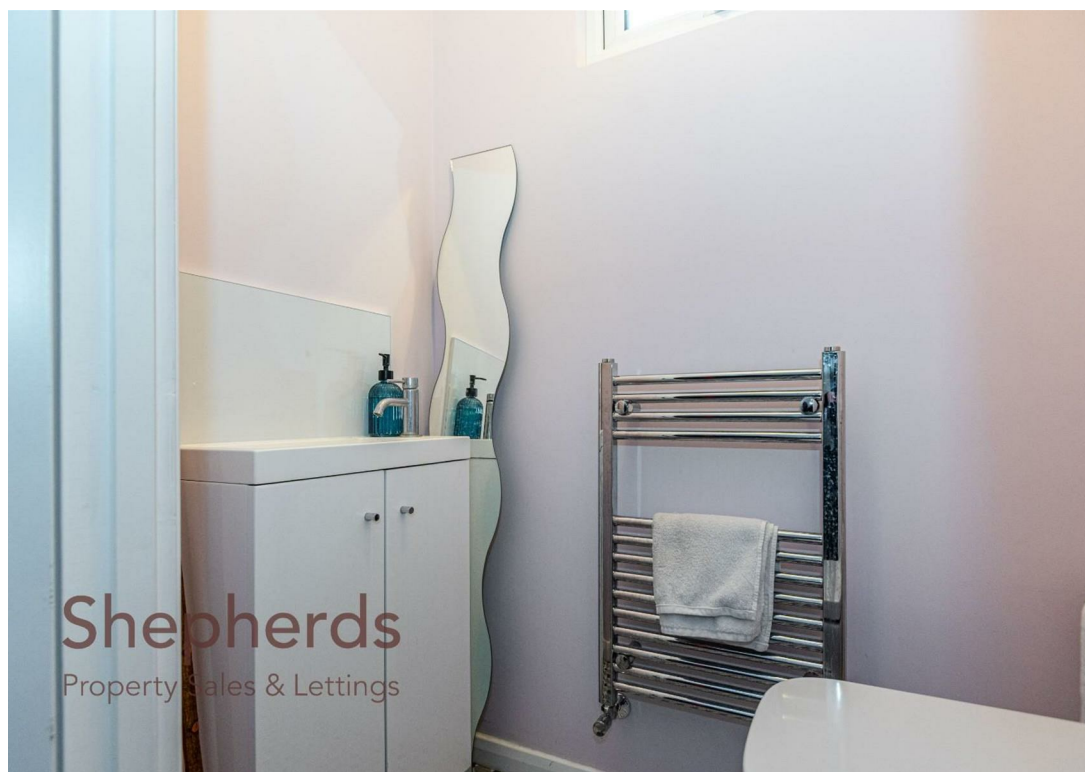


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Middle Street | Nazeing | EN9 2LD | £524,995



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A tastefully extended 3/4 bedroom semi-detached house in the heart of the village of Nazeing on the Hertfordshire Essex border and within walking of the local shops and public house. The accommodation comprises of an entrance porch, w.c., reception hall, living room, modern fitted kitchen/ dining room which is open plan to a family room which has underfloor heating (electric). On the first floor there are two double bedrooms, a family bathroom and a study area which could be split off to reform a fourth bedroom. The top floor has a large dual aspect double bedroom.

Externally there is a large front driveway and garden and to the rear there is a large games room and storage shed, an enclosed rear garden.

Other features for this property include a new gas central heating boiler and UPVC double glazing.

Nazeing has access to Broxbourne Station with a fast railway service to London's Liverpool Street Station, road access via the A10, M25 and the M11 in Harlow.

- Extended Semi Detached
- Games Room
- Driveway
- 3/4 Bedrooms
- Modern Kitchen/ Dining Room
- UPVC Double Glazing
- Bathroom & Cloakroom
- New Gas Boiler for 2024
- 3 Reception Areas



Entrance Door

Entrance Porch

5'6 x 5'1

Cloakroom

Reception Hall

11'4 x 6'4

Living Room

13'4 x 11'1

Kitchen/Dining Room

17'11 x 11'10

Family Room

10'5 x 8'6

First Floor Landing

8'10 x 6'3

Bedroom Two

11'7 x 11'4

Bedroom Three

12'4 x 11'4 inc wds

Family Bathroom

7'7 x 6'2

Study Area/Former Bed 4

7' x 6'3

Second Floor

Bedroom One

15' x 14'6

Exterior

Front Driveway

Front Garden

Rear Garden

Games Room

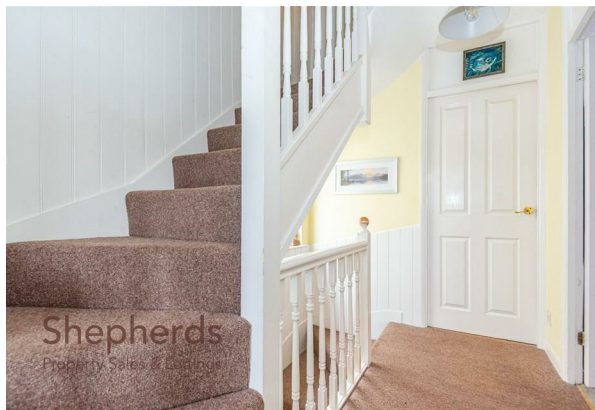
19'6 x 10'11

Shed

11' x 8'7



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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure : Freehold
Council: Epping Forest
Tax Band: E



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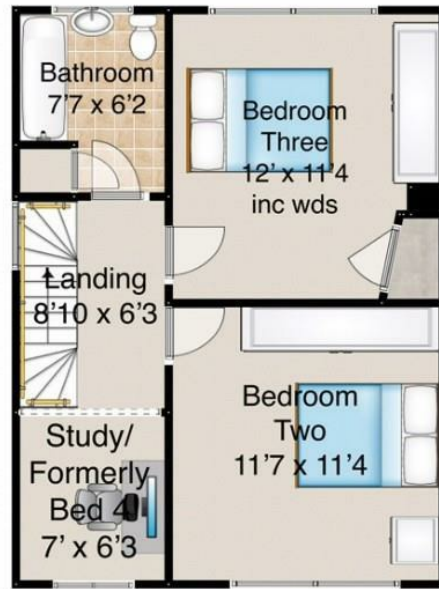
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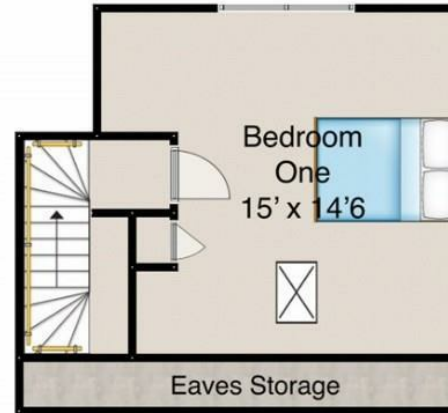
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Middle Street Nazeing



Denotes Skylight Windows



This floor plan is for guidance only and may not be accurate. shepherds have added furnishings as a visual guide only and will not be included in any contract.
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FINE & COUNTRY

