



Shepherds

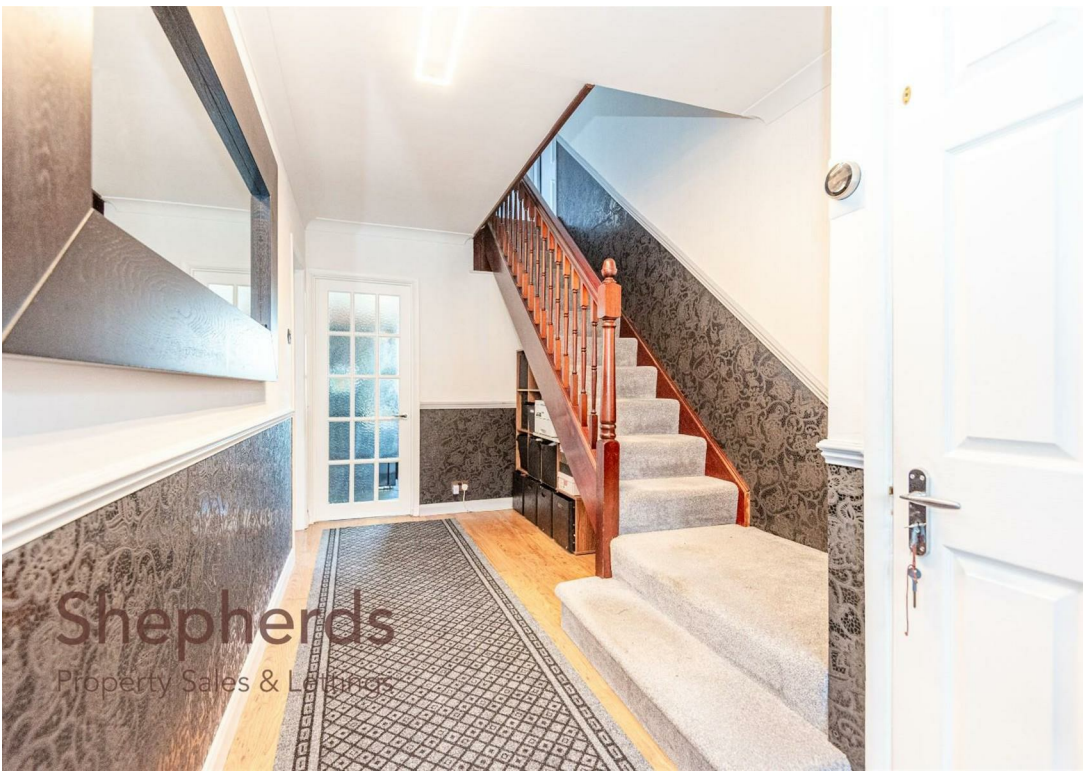


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Pecks Hill | Nazeing | EN9 2NX | £859,950



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# Pecks Hill | Nazeing | EN9 2NX

A Four Double Bedroom Detached house on a 0.23 Acre Plot with views over the Lea Valley towards Broxbourne in Hertfordshire. The property is one of three properties that are set back off Pecks Hill, with the other two houses being extended to the rear and one into the loft to create extra accommodation.

The accommodation begins with an entrance porch, a large reception room with stairs to the first floor, and a door to the garage and the large living room which is open plan to a large dining room with UPVC double glazed doors to the rear patio. The kitchen breakfast room also looks out onto the rear garden and swimming pool, utility room and a downstairs cloakroom.

Upstairs the main bedroom has built in wardrobes and an en-suite shower room, the three other double bedrooms have built in wardrobes and there is a modern bathroom with a lovely soaker bathtub.

The property has UPVC double glazing and gas central heating to radiators. parking for several cars to the front and garage, The rear garden has a large deep patio, a hot tub, a heated swimming pool with a decked surround and steps down to the large lawn, a plant room and two sheds. Nazeing is a popular village on the Hertfordshire Essex Borders with fantastic walks through Lea Valley Regional Park and around the local Lakes. There are useful road links to the A10, M11 and the M25. A fast regular railway line can be assessed at Broxbourne and from there Liverpool Street Station in London and North to Stanstead Airport

- Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Garage & Driveway
- Swimming Pool & Jacuzzi
- Large Rear Garden
- Kitchen & Laundry Room
- Potential to Extend STPP
- Gas Central Heating



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Entrance Porch  
6'9 x 3'4

Reception Hall  
19'2 x 7'4

Living Room  
20'11 x 14'4

Dining Room  
14'4 x 9'11

Kitchen/ Breakfast Room  
13'4 x 11'7

Utility Room  
9'8 x 5'7

Cloakroom

Landing  
1'1 x 6'7

Bedroom One  
18'8 max 11'10

En-Suite Shower Room

Bedroom Two  
17' x 11'8 max

Family Bathroom  
9'9 x 5'8

Bedroom Three  
12'9 x 12'

Bedroom Four  
13'1 x 7'9

Loft Space with Potential STPP

Exterior

Front Driveway

Garage  
18'7 x 8'3

Rear Garden

Large Patio

Swimming Pool

Hot Tub

Plant Room  
7'5 x 6'4

Storage Shed  
11'6 x 9'7

Lawned Area

Store  
9'6 x 5'6



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**Tenure :** Freehold  
**Council:** Epping Forest  
**Tax Band:** G



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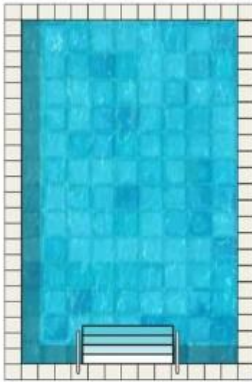


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# Pecks Hill Nazeing



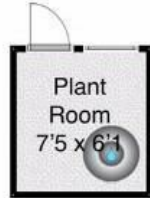
Jacuzzi



Swimming Pool



Store  
9'6 x 5'6



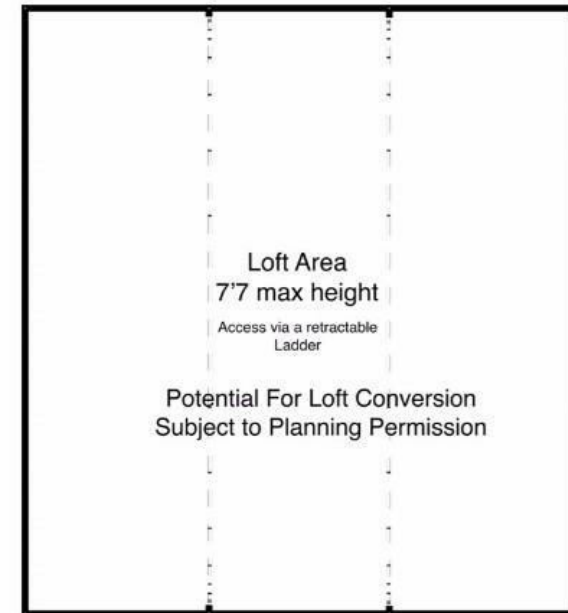
Plant  
Room  
7'5 x 6'4



Storage  
Shed  
11'6 x 9'7



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



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