



**Shepherds**  
Property Sales & Lettings



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Maplecroft Lane | Nazeing | EN9 2NR | £635,000



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# Maplecroft Lane | Nazeing | EN9 2NR

A stunning four bedroom, two bathroom extended semi-detached house with a large rear garden in the beautiful village of Nazeing. The modern open plan rear extension provides ample living accommodation for most buyers. The accommodation comprises of a large living Room, Entrance Hall, a superb Kitchen/Breakfast Room, Utility Room and a Downstairs Cloakroom. Upstairs you have bedroom one with a Shower Room and Dressing Area, Two Further Double Bedrooms, a Large Single Bedroom and a modern Bathroom. The garden adds something special to this property, with a large patio area perfect for summer dining which helps you further into the large garden.

- Extended Semi Detached House
- 4 Bedrooms
- Large Rear Gardaen
- Garage & Driveway
- Living/ Dining Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Utility Room
- Downstairs Cloakroom



Porch	Bedroom One
Entrance Hall	12'5 x 11'10
Cloakroom	Dressing Area
Living / Dining Room	5'10 x 5'
24'11 x 12'4	Shower room
Kitchen / Breakfast Room	Bedroom Two
22'8 x 14'	11'11 x 7'
Utility Room	Bedroom Three
9'6 x 7'1	10'11 x 8'9
Garage	Bathroom
15'11 x 7'3	7'4 x 6'6
Landing	Bedroom Four
	8'5 x 7'5



**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 Forrest  
**Tax Band:** E



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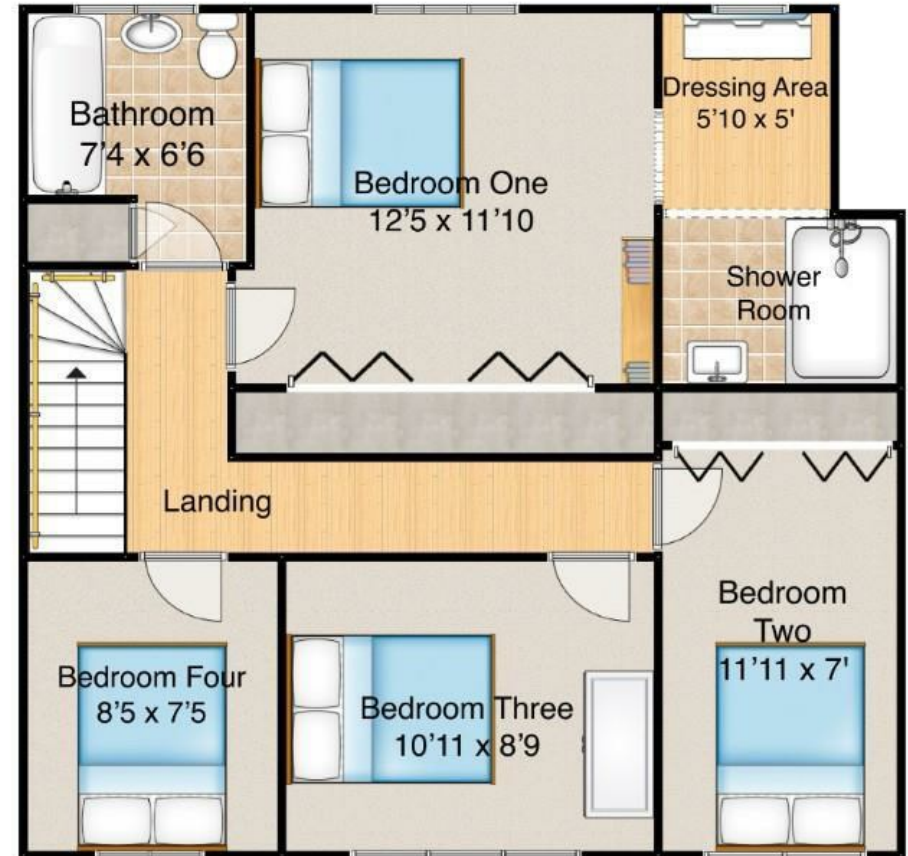
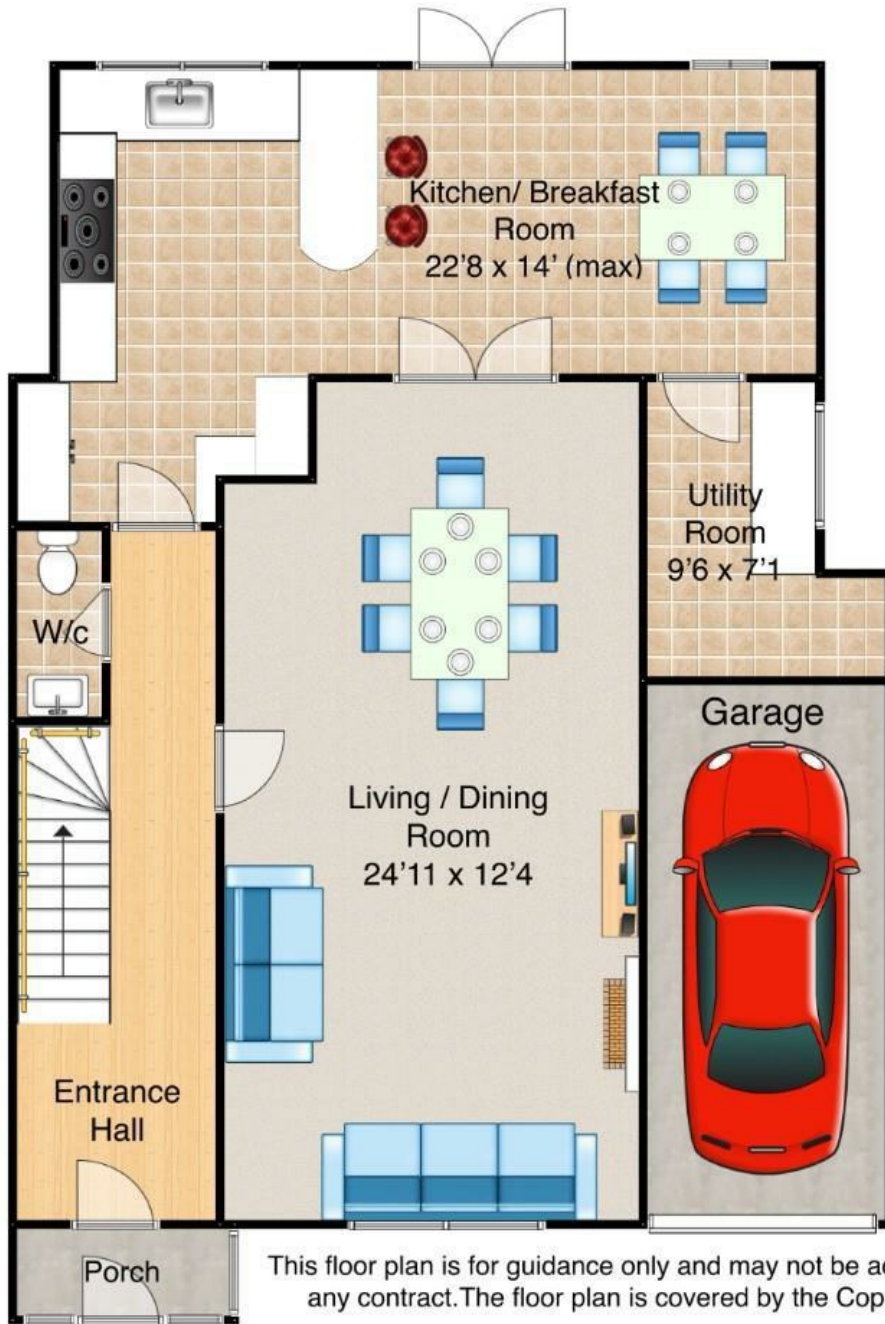


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# Maplecroft Lane, Nazeing



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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)

**FINE & COUNTRY**

