



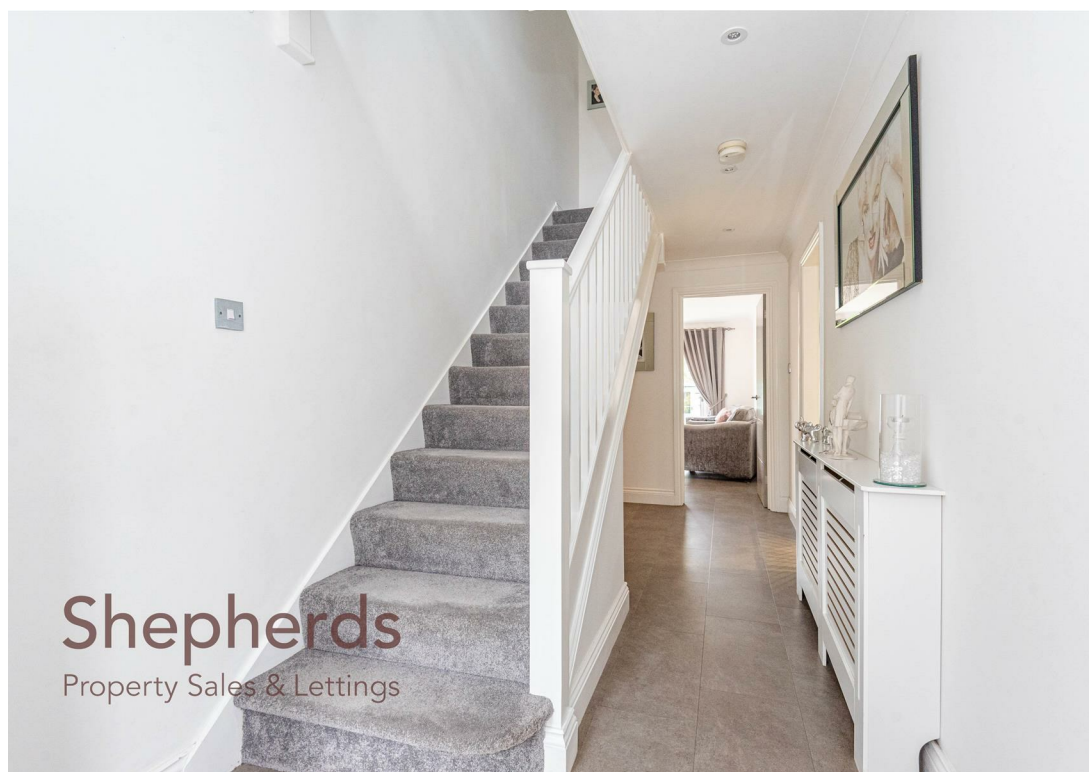
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Tatsfield Avenue | Nazeing | EN9 2HH | £799,995









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# Tatsfield Avenue | Nazeing | EN9 2HH

Internal viewing is highly recommended to appreciate this outstanding four double bedroom detached family home situated within a short drive of Broxbourne BR Station and local amenities. The property comprises of a large entrance hall with a cloakroom and utility room, a beautiful bright square living room with bi-fold doors leading out onto the west facing garden. A modern kitchen breakfast room with a window to the front and is open plan to a large dining area that in turn opens to the conservatory beyond. A large galleried landing gives access to the principal bedroom with an extensive range of fitted wardrobes and an en-suite bathroom. Three further large bedrooms and a family bathroom complete the accommodation. The property provides a lovely home for a family with a covered pergola for alfresco dining, an office at the bottom of the garden, a storage garage, and a four-car driveway.

The property has gas central heating to radiators, upvc double glazing, and the benefit of a cul-de-sac location. The house has all mains services connected and is a small Private Road off Tatsfield Avenue.

- Detached House
- West Facing Garden
- 2 Bathrooms
- 4 Double Bedrooms
- Gas Central Heating
- Utility Room & Cloakroom
- 3 Reception Rooms
- Modern Kitchen/ Breakfast Room
- Walking Distance of Shops



Reception Hall	Bedroom Two
Cloakroom	14'6" x 9'5"
Kitchen/Breakfast Room	Bedroom Three
21'2" x 9'1"	11'8" x 9'2"
Utility Room	Bedroom Four
8'1" x 5'1"	9'10" x 8'3"
Dining Room	Family Bathroom
14' x 9'5"	8' x 6'1"
Living Room	Outside
14'8" x 14'6"	Front Driveway
Conservatory	Integral Garage /Store
11'10" x 9'9"	10'6" x 8'
First Floor Landing	Rear Garden
16'3" x 9'3"	Covered Pergola
Principal Bedroom Suite	10'9" x 10'9"
14'6" x 14'6" inc wds	Office
En-Suite Bath Room	8'6" x 8'6"
8'2" x 5'9"	





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**Tenure :** Freehold  
**Council:** Epping forest District Council  
**Tax Band:** F





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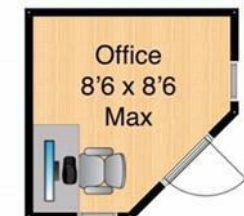
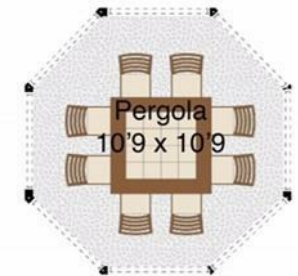
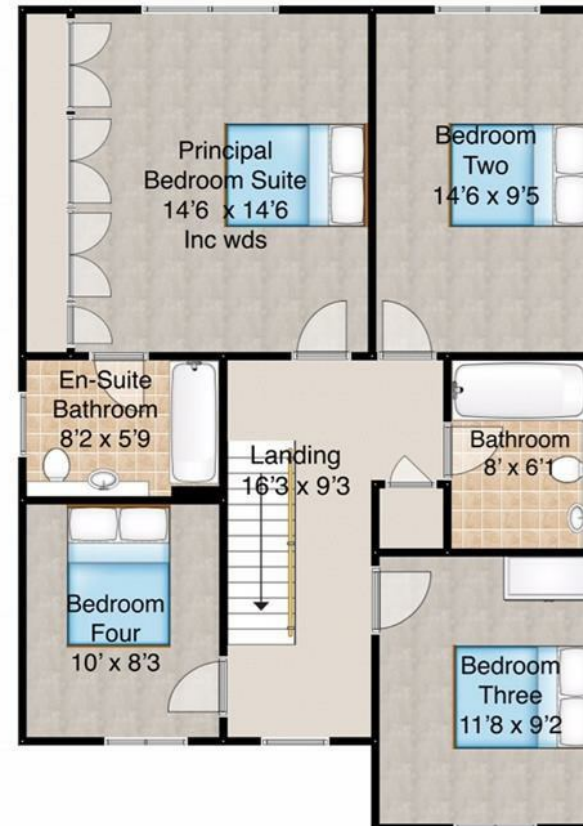
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Tatsfield Avenue  
Nazeing



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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)



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