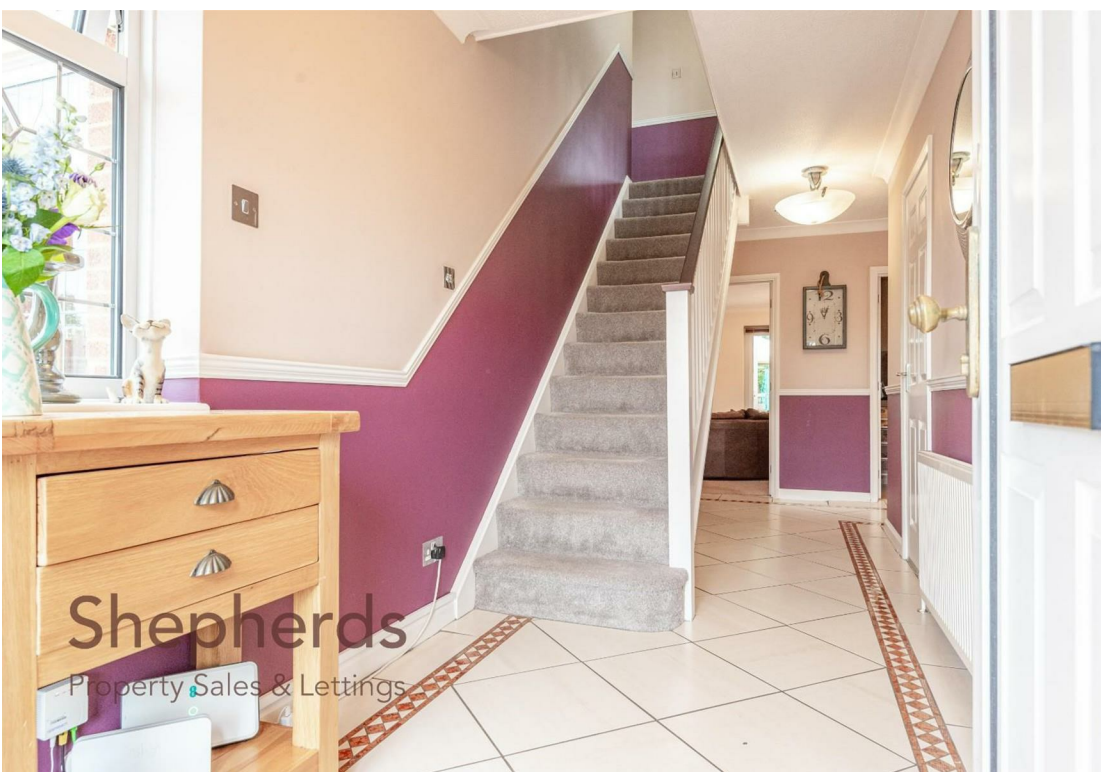




Shepherds
Property Sales & Lettings

Epping Road | Broadley Common, Nazeing | EN9 2DH | £899,995



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Epping Road | Broadley Common, Nazeing | EN9 2DH

Nestled on Epping Road in Broadley Common, Nazeing, this charming detached house built in the 1970s offers a delightful blend of comfort and space. Boasting 4 double bedrooms, 2 bathrooms, and 4 reception rooms, this property is perfect for a growing family seeking a tranquil lifestyle.

As you step inside, you are greeted by a spacious reception hall leading to a well-equipped kitchen/breakfast room and a dining/conservatory, ideal for enjoying your morning coffee. The sitting room is perfect for entertaining guests or simply relaxing with your loved ones. with a family room and conservatory leading off.

Upstairs, the principal bedroom features a balcony overlooking the lush gardens and an en suite shower room for added convenience. Three additional double bedrooms and a family bathroom provide ample space for the whole family.

This lovely home also offers practical amenities such as a laundry room/ garage, Stay warm during the winter months with the oil-fired central heating and control it effortlessly with the Hive Control System. The property also benefits from double glazing for energy efficiency.

Outside, the gated driveway leads to parking for 6 vehicles, ensuring plenty of space for guests. The real gem of this property is the secluded south-facing rear gardens, extending to 0.45 of an acre and backing onto open farmland. Imagine summer barbecues and children playing in this expansive outdoor space.

Situated in Broadley Common, you'll enjoy a semi-rural lifestyle while still being close to amenities. Nearby villages offer educational institutions, shopping options, and transport links, while the bustling town of Harlow is just a short drive away. Epping has a vibrant community with access to London via the Underground and the Central Line. Broxbourne Station provides a fast service into London's Liverpool Street Station, with a 25 min fast service at peak times.



- Detached House
- 4 Reception Rooms
- Plot & Garden 0.45 of an acre
- Gated Parking Area
- Cloakroom and Family Bathroom
- 4 Double Bedrooms
- Kitchen
- Balcony & En-Suite Shower
- Garage/Utility Room
- Brick Tractor Shed

Open Porch

Reception Hall
20' x 9' max

Cloakroom

Living Room
15'9 x 14'11

Family Room
14'11 x 9'4

Conservatory
14'9 x 8'1

Rear Porch

Kitchen
14'11 x 8'3

Dining Room
12' x 7'10

First Floor Landing

Principle Bedroom Suite
15'1 x 14'10 inc wds

Balcony
14'6 x 3'7

En-Suite Shower
7'10 x 5'7

Bedroom Two

16'11 x 8'10

Family Bathroom

8' x 6'6

Bedroom Three

14'8 x 9'9

Bedroom Four

13' x 9'5 inc wds

Exterior

Gated Front Driveway

Garage/Utility Room

18'6 x 8'

Rear Garden & Patio

Large Paddock Area

Garden Sore

20'9 x 8'

Brick Tractor Shed

16' x 9'3

Loft Storage

24'8 x 19'3





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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.

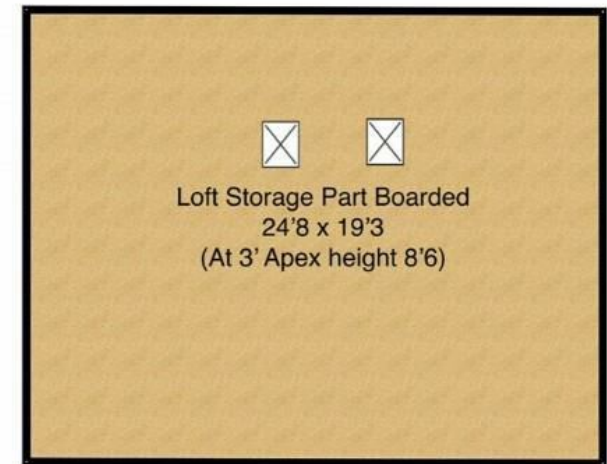
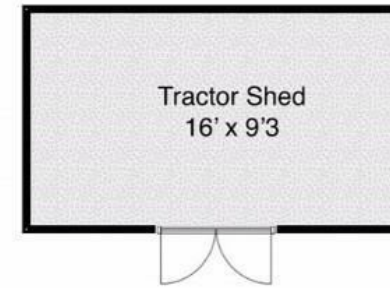
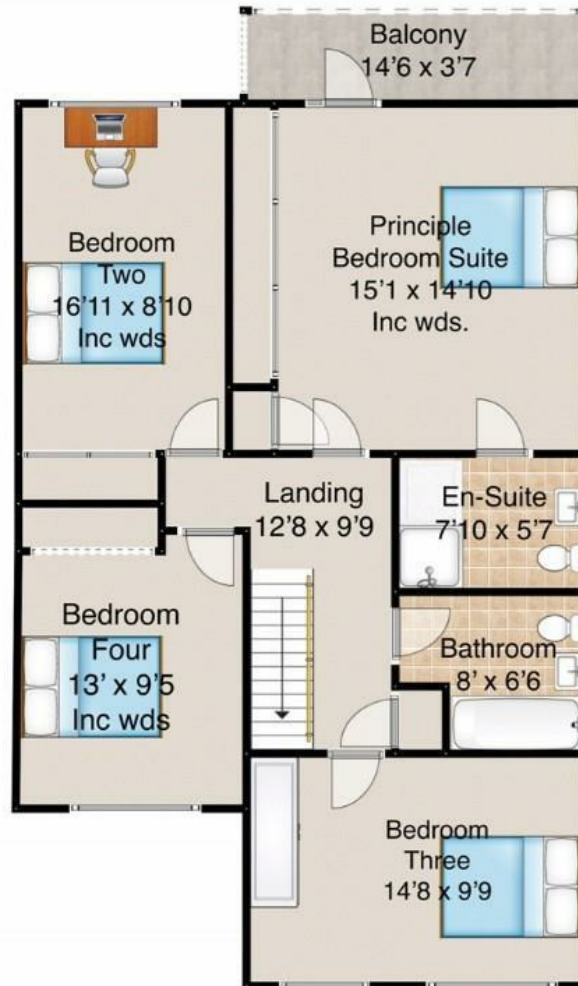
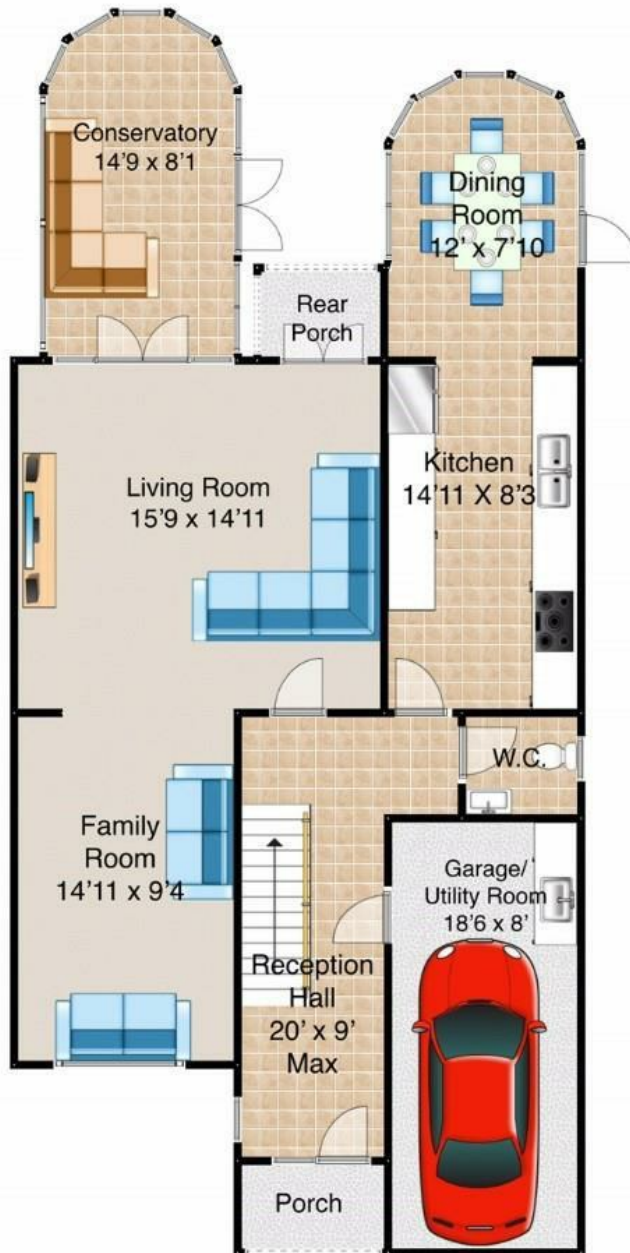
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Tenure : Freehold
Council: Epping Forest
Tax Band: G



Epping Road, Broadley Common, Nazeing

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. The floorplan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



⊠ Denotes skight windows

Approx. Sq ft
Main house & Garage 1812
Garden Shed. 167
Tractor Shed. 147
Total. Sq ft approx. 2126



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

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Lettings: 01992 640824

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HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



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