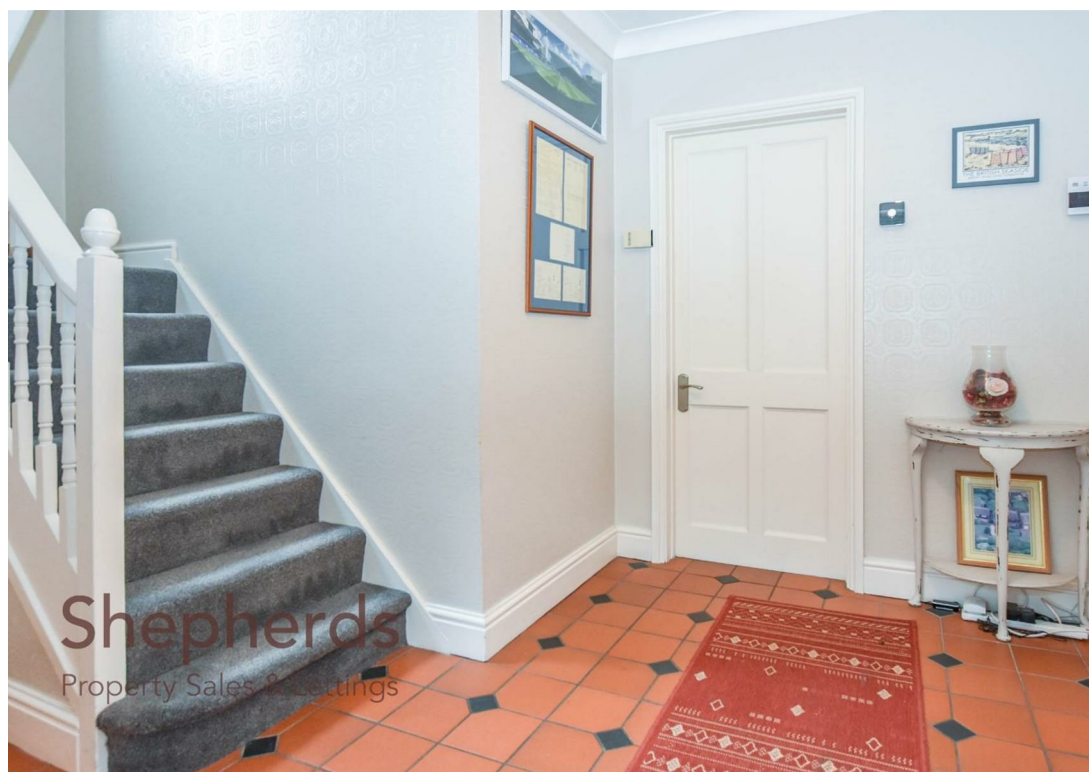




Shepherds
Property Sales & Lettings

Maplecroft Lane | Nazeing | EN9 2NS | £649,950





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Property Sales & Lettings

Maplecroft Lane | Nazeing | EN9 2NS

Nestled in the charming village of Nazeing, this delightful three-bedroom detached family home on Maplecroft Lane is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious reception room perfect for entertaining guests or simply relaxing with your loved ones.

The property boasts three well-appointed bedrooms offering ample space for a growing family, fully tiled bathroom with shower, good size living room, kitchen/ dining room with double doors to a large double glazed conservatory that enjoys garden and distant lea valley views, utility room, ground floor cloakroom and a very handy office/ hobby room and storage room with electric roller shutter door.

One of the standout features of this property is the superb expansive south-facing views of the Lea Valley to the rear. Imagine waking up to the picturesque scenery every morning, truly a sight to behold.

With parking available for up to four vehicles, you'll never have to worry about finding a spot for your car again.

For those with a keen eye for potential, this property offers excellent scope for extension, allowing you to tailor the space to suit your needs and preferences. Whether you dream of a larger kitchen, an additional bedroom, or a cosy reading nook, the possibilities are endless, subject to usual planning consents.

Don't miss this opportunity to live in the sought-after village of Nazeing. Embrace the tranquillity of village life while still being within easy reach of local amenities and transport links.

*Mains Electricity *Mains gas * Mains drainage

- Detached House
- Views Over Nazeing
- Family Bathroom & Cloakroom
- 3 Double Bedrooms
- Conservatory
- Picturesque Village
- Large Living/Dining Room
- Driveway
- Large Garden



Entrance Porch

6'6 x 3'4

Entrance Hallway

10'10 x 9'8 overall

Living/Dining Room

20'11 x 15' max

Kitchen / Breakfast Room

14'7 x 11'3

Conservatory / Garden Room

14'2 x 12'0

Utility Room

8'10 x 8'4 overall

Study/Office/Hobby Room

9'10 x 8'4

Landing

9'6 x 8'0 overall

Bedroom One

15'2 x 10'3 inc wardrobes

Bedroom Two

14'7 x 10'0 inc wardrobes

Bedroom Three

10'8 x 10'3 overall

Family Bathroom With Shower

7'2 x 6'6

External

Driveway

Storage Room With Electric Roller Shutter Door

9' x 4'4

South Facing Rear Garden

70' x 40' approx



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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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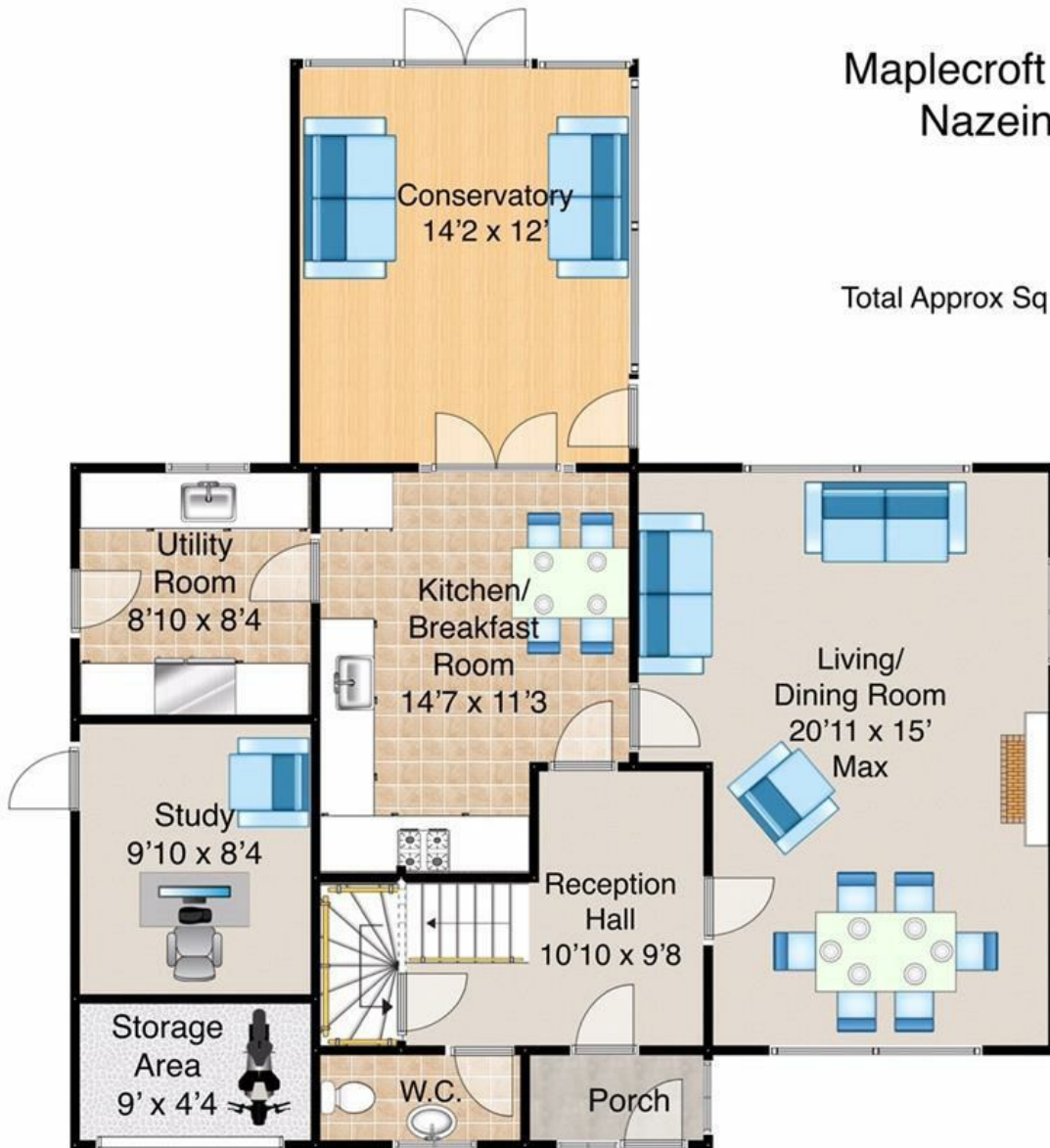
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Maplecroft Lane Nazeing

Total Approx Sq Ft 1465



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