



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Tatsfield Avenue | Nazeing | EN9 2HH | £775,000





Shepherds
Property Sales & Lettings

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
- 4 Double Bedrooms
- 3 Reception Rooms
- West Facing Garden
- Gas Central Heating
- Modern Kitchen/ Breakfast Room
- 2 Bathrooms
- Utility Room & Cloakroom
- 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	



Shepherds
Property Sales & Lettings

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.

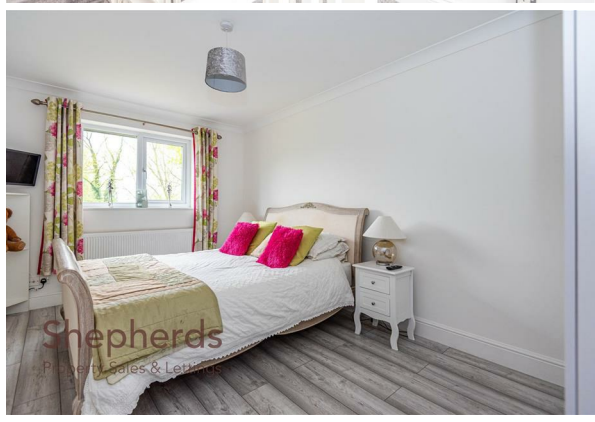
 4

 2

 2

 C

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





Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

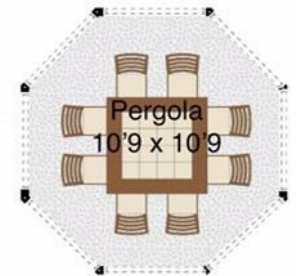
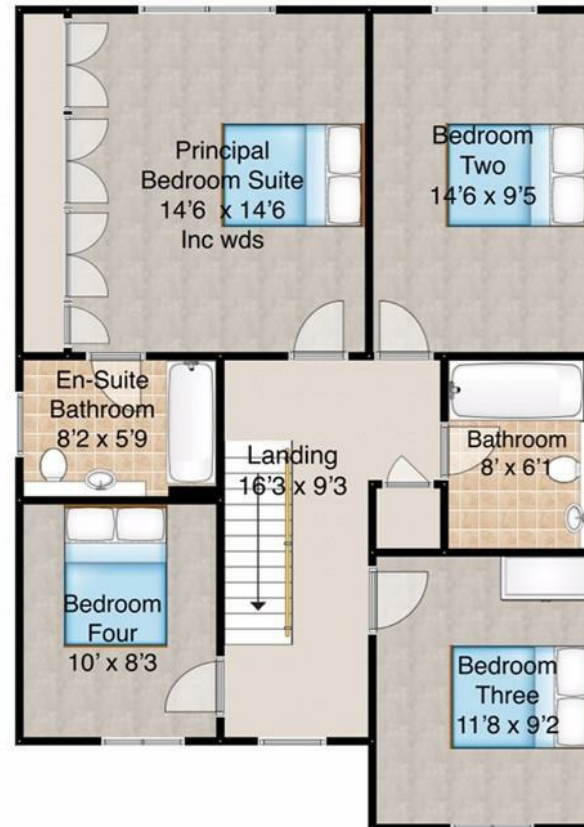
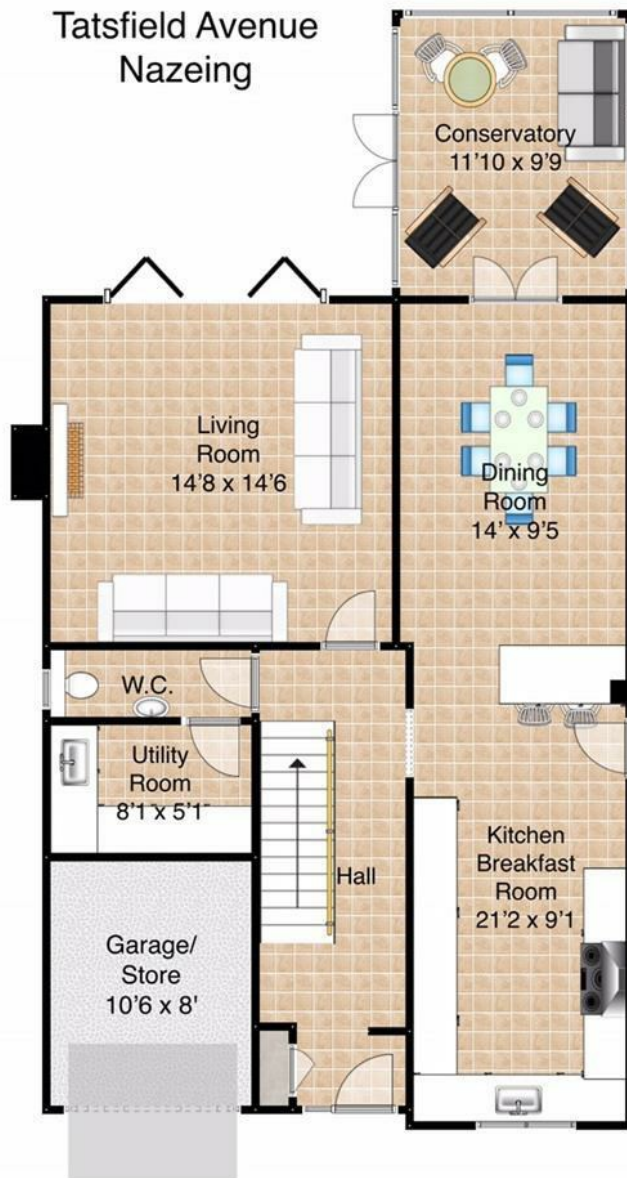


Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Tatsfield Avenue
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 floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

