



Shepherds  
Property Sales & Lettings



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Tatsfield Avenue | Nazeing | EN9 2HH | £755,000



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# Tatsfield Avenue | Nazeing | EN9 2HH

Internal viewing is highly recommended to appreciate this truly outstanding Four Double Bedroom fully Detached family home situated within a cul de sac location being a short drive of Broxbourne BR Station and local amenities. Nazeing village has a good array of independent local shops, local bus service and junior/infant school.

The property is offered in immaculate decorative order throughout and briefly comprises: Large entrance hall with a cloakroom and utility room off, a beautiful bright square living room with bi-fold doors leading out onto the west facing garden with elevated views over parkland. there is a large modern comprehensively gloss finish fitted kitchen breakfast room that is open plan to a large dining area that in turn opens to the conservatory beyond.

To the first floor there is a large galleried landing giving access to the principal bedroom with an extensive range of fitted wardrobes and an en-suite bathroom, Three further large bedrooms and a superb family bathroom.

The property provides a lovely family home with rear garden enjoying a covered pergola for alfresco dining, an office at the bottom of the garden, a integral storage garage to front with roller shutter door plus and a four-car driveway.

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

Cloakroom

Kitchen/Breakfast Room

21'2 x 9'1

Utility Room

8'1 x 5'1

Dining Room

14' x 9'5

Living Room

14'8" x 14'6"

Conservatory

11'10 x 9'9"

First Floor Landing

16'3 x 9'3

Principal Bedroom Suite

14'6" x 14'6 inc wds

En-Suite Bath Room

8'2" x 5'9

Bedroom Two

14'6" x 9'5"

Bedroom Three

11'8 x 9'2

Bedroom Four

9'10 x 8'3

Family Bathroom

8' x 6'1

Outside

Front Driveway

Integral Garage /Store

10'6 x 8'

Rear Garden

Covered Pergola

10'9 x 10'9

Office

8'6 x 8'6



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Tenure :  
Council:  
Tax Band:

Freehold  
Epping forest District Council  
F



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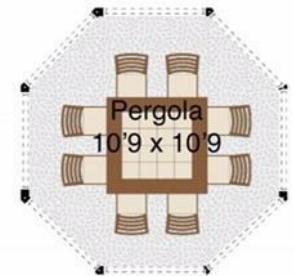
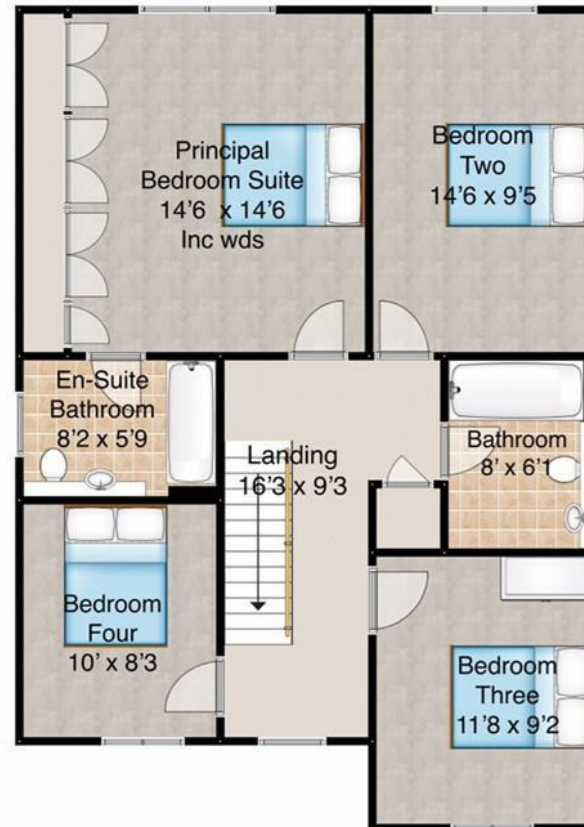
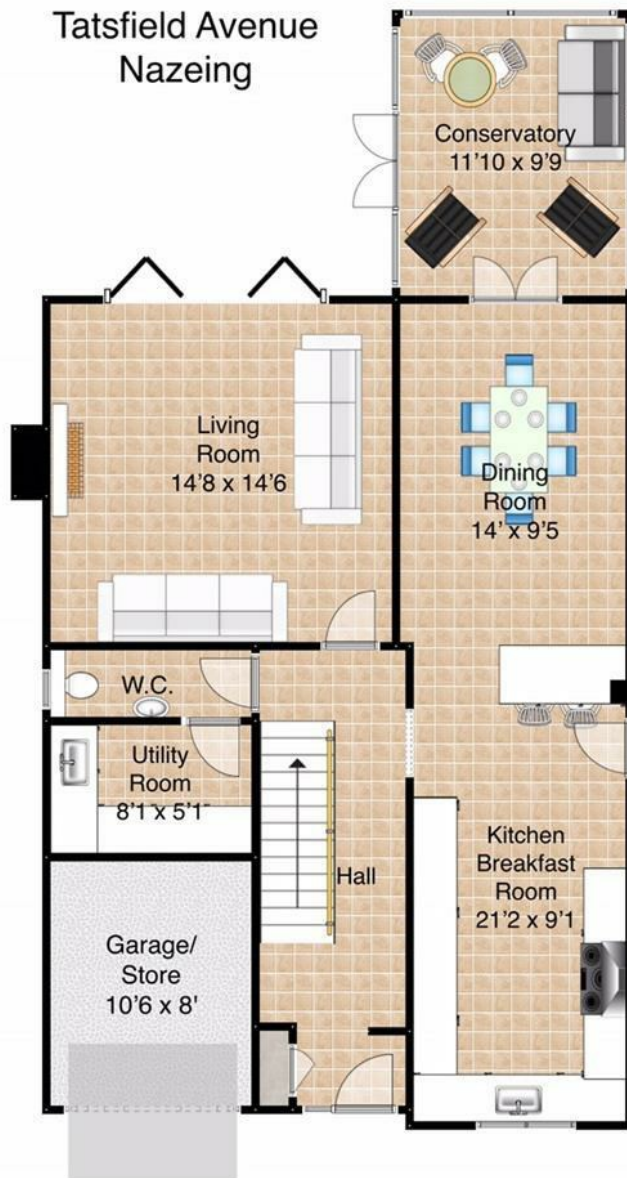
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Tatsfield Avenue  
Nazeing



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## CHESHUNT

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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**

