



Shepherds
Property Sales & Lettings



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Hoe Lane | Nazeing | EN9 2RJ | £689,995





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Nestled in the charming semi-rural setting of Nazeing Village, Hoe Lane presents an exceptional opportunity to acquire a beautifully detached bungalow. Spanning approximately 1,300 square feet, this impressive residence boasts three spacious double bedrooms, making it ideal for families or those seeking extra room for guests.

As you enter the property, you are greeted by a large living room that exudes warmth and comfort, featuring a delightful log burner and double doors that open onto a generous patio terrace, perfect for al fresco dining or entertaining. Adjacent to the living room is a modern kitchen diner, equipped with stylish contemporary units and a stunning quartz work surface. The kitchen is fitted with integrated appliances, including a double oven, dishwasher, hob, and extractor fan, ensuring that culinary enthusiasts will feel right at home.

The bungalow also benefits from a practical utility room with plumbing for appliances and a convenient cloakroom, separate from the beautifully appointed family bathroom, which includes both a shower and a bath. The three well-proportioned bedrooms are thoughtfully located at the opposite end of the bungalow, each featuring fitted wardrobes for ample storage.

Set on a plot approaching a quarter of an acre, the property is enveloped by a gated garden, offering a large driveway with parking for up to six vehicles. The expansive lawn wraps around the bungalow, providing a serene outdoor space for relaxation and recreation. Additionally, there is planning permission in place for a detached double garage with a room above, presenting further potential for the discerning buyer.

This delightful bungalow combines modern living with the tranquillity of village life, making it a truly remarkable place to call home.

The property has mains water, gas and electricity and a private drainage system. The property has not flooded in the last five years.



- Detached Bungalow
- 3 Double Bedrooms
- Cloakroom and Utility
- Planning For Garage
- UPVC Double Glazing
- Large Plot
- Modern Bath/ Shower Room
- Large Living Room
- Gated Driveway
- Gas Central Heating



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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 :
Council:
Tax Band:

Freehold
Epping Forest
E





Front Elevation

Covered Porch

8'3 x 5'5

Entrance Door

Entrance Hall

12'10 x 5'4

Living Room

17'7 x 17'

Kitchen/ Dining Room

17'7 x 14'

Utility Room

8' x 5'6

Cloakroom

Bedroom One

15'6 x 10'6 + wds

Family Bath/ Shower Room

12' x 7'

Bedroom Two

13'4 x 12'8 inc wds

Bedroom Three

13'2 x 10'1 + wds

Exterior

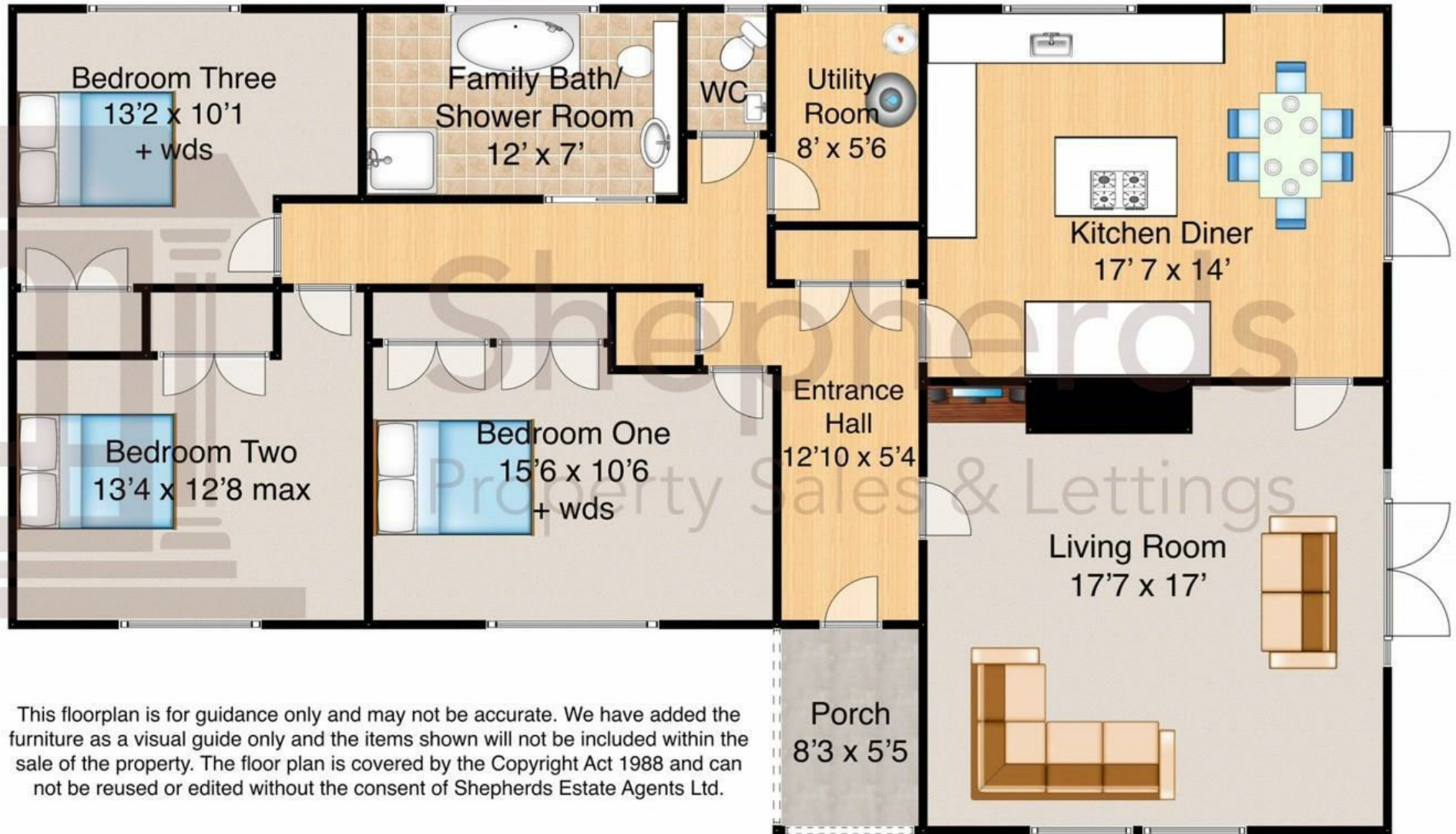
Driveway

Electric Gate

Parking Area

Gardens

Hoe Lane, Nazeing





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