



Shepherds

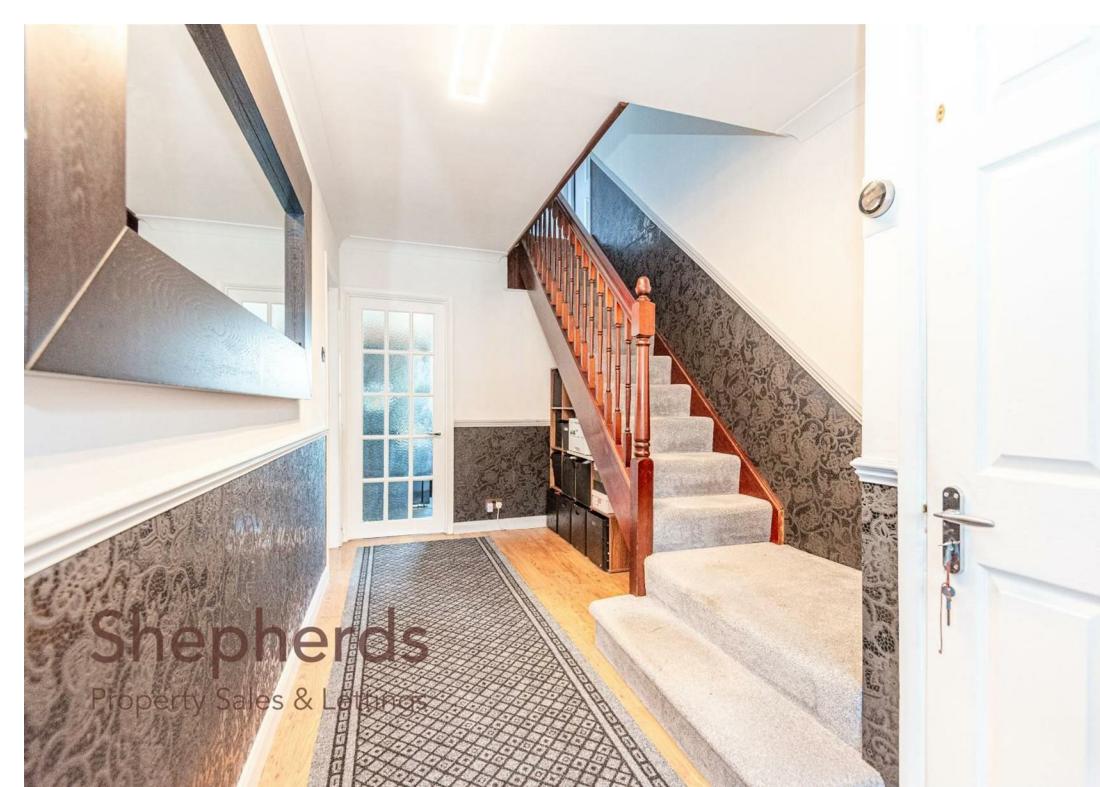
Property Sales & Lettings



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Pecks Hill | Nazeing | EN9 2NX | £825,000



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A generously proportioned Four Double Bedroom Detached house enviably located with distant views over the Lea Valley towards Broxbourne and located on a approximate 0.23 Acre westerly aspect plot.

The accommodation offers: entrance porch, large reception entrance hall with stairs to the first floor, spacious living room that is open plan to a good size dining room with UPVC double glazed doors over looking rear patio and garden. The kitchen breakfast room also looks out onto the rear garden and swimming pool and is enhanced with utility room and a downstairs cloakroom.

Upstairs the main bedroom has built in wardrobes and en-suite shower room, the three other double bedrooms have built in wardrobes and there is a modern family bathroom with a lovely soaker bathtub.

The property has UPVC double glazing and gas central heating, ample recently refurbished parking for several cars to the front and an integral Garage.

The westerly aspect rear garden has a large deep patio, a hot tub, a heated swimming pool with a decked surround and steps down to the large lawn, a plant room and two sheds.

The property is set back off Pecks Hill and offers potential for extension and loft conversion (STPP)

Nazeing is a popular village with a good selection of local shops and fantastic walks through Lea Valley Regional Park.

Broxbourne over ground railway station is within reach offering frequent speedy rail service into London Liverpool Street or Stratford International station both via Tottenham Hale with access to Victoria line Tube services and connections across London.

- Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Garage & Driveway
- Swimming Pool & Jacuzzi
- Large Rear Garden
- Kitchen & Laundry Room
- Potential to Extend STPP
- Gas Central Heating



Entrance Porch	6'9 x 3'4	Bedroom Four	13'1 x 7'9
Reception Hall	19'2 x 7'4	Loft Space with Potential STPP	
Living Room	20'11 x 14'4	Exterior	
Dining Room	14'4 x 9'11	Front Driveway	
Kitchen/ Breakfast Room	13'4 x 11'7	Garage	18'7 x 8'3
Utility Room	9'8 x 5'7	Rear Garden	
Cloakroom		Large Patio	
Landing	1'1 x 6'7	Swimming Pool	
Bedroom One	18'8 max 11'10	Hot Tub	
En-Suite Shower Room		Plant Room	
Bedroom Two	17' x 11'8 max	7'5 x 6'4	
Family Bathroom	9'9 x 5'8	Storage Shed	11'6 x 9'7
Bedroom Three	12'9 x 12'	Lawned Area	
		Store	9'6 x 5'6



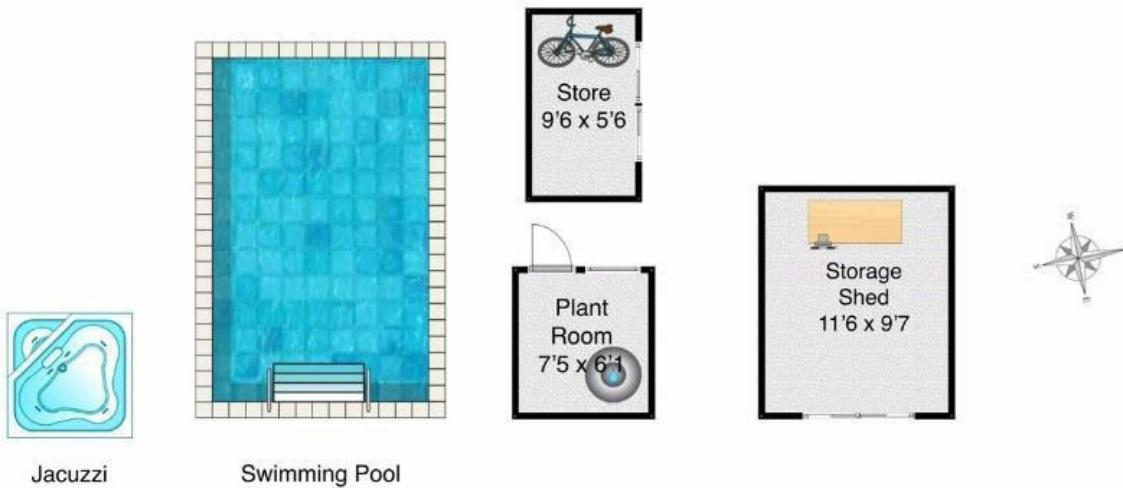
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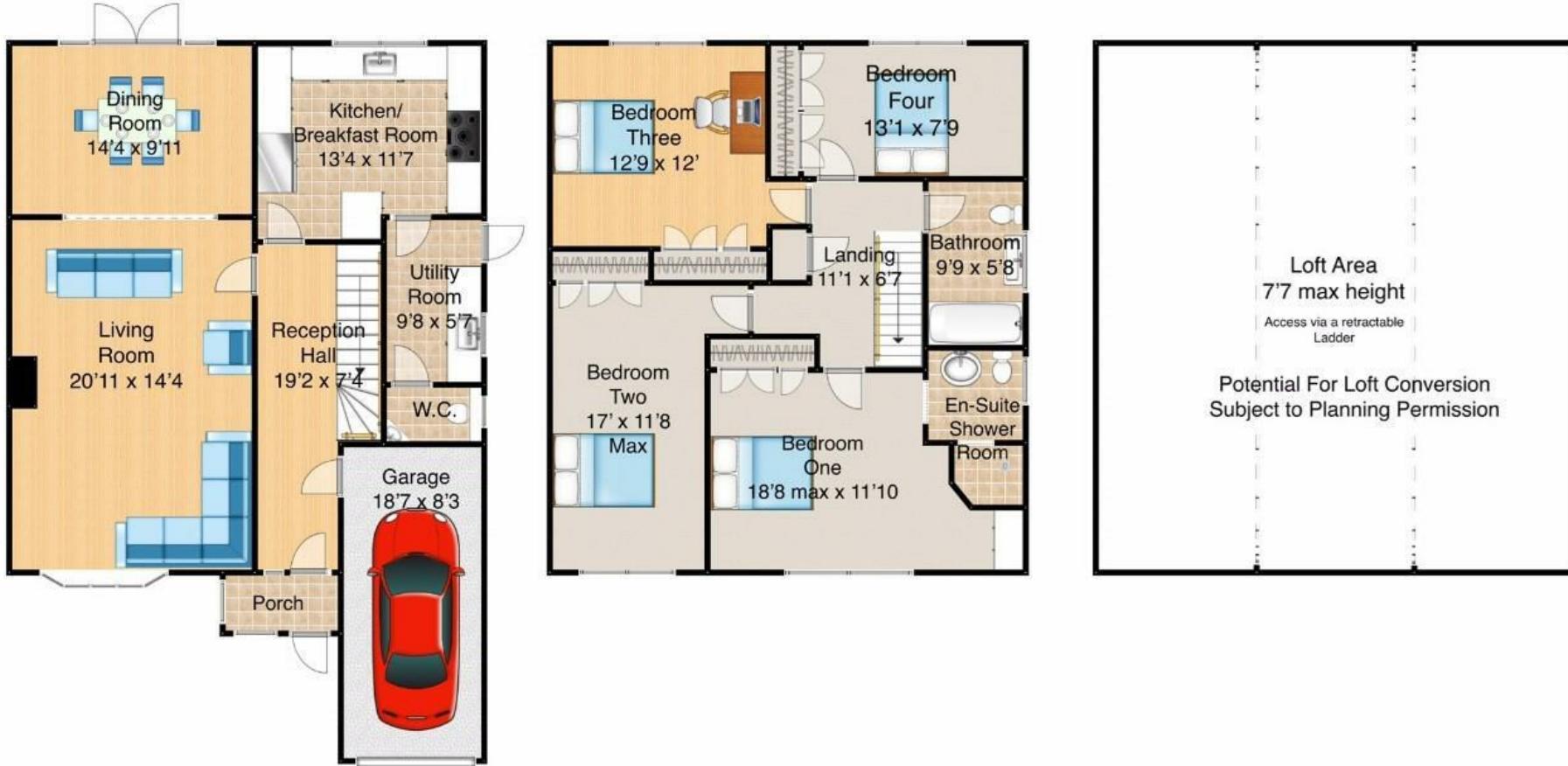
Tenure : Freehold
Council: Epping Forest
Tax Band: G



Pecks Hill Nazeing



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