



FINE & COUNTRY

Middle Street | Nazeing | EN9 2LH |





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A substantial and imposing detached home, with highlights to include: Separate annex/games room, swimming pool, tennis court, an impressive 1.25 acre plot (approx), far reaching views, a prestigious location and is within walking distance of Nazeing Golf Club.

The accommodation comprises of an ample reception hall with cloak cupboard with storage and stairs leading up to the galleried landing. On the ground floor, double doors lead directly into the main living and formal dining room, with dual aspect windows and two sets of double doors opening to the garden beyond. The room has a feature stone fireplace with a log burning stove. Off to the left of the reception hall is the drawing room, with a window to the front, feature brick fireplace, also with a log burning stove. The heart of the home is the large farmhouse style kitchen breakfast room with a range of base and wall units and large integrated Aga oven with a hot plate, and a Belfast sink. The kitchen opens directly into the bright and spacious garden room, with large double glazed bay window, with fantastic views down towards the lawned tennis court and fields beyond. There is additional garden access via double doors to the side. Beyond the kitchen is the lobby with a walk-in pantry cupboard and a modern guest cloakroom and large laundry room, with direct access to both the garden and attached double garage. The first floor of the property has a large galleried landing giving access to all five bedrooms and the new family bath/shower room. The principal suite is fitted with a range of wardrobes, fitted to two walls, and has a new en-suite shower room and beautiful views of the gardens to the rear. The second bedroom suite also benefits from fitted wardrobes and a new en-suite shower room. Bedroom three is a good-sized double, with rear aspect views. The family bath/shower room is fitted with a four-piece suite included a separate shower walk in shower. Bedrooms four and five located on the first floor.

Externally

To the front of the property is a low brick wall with electric gates to the carriage driveway, offering generous parking for several cars. The extensive frontage is mainly laid to lawn with specimen trees and shrubs, with gate providing access to the rear garden. The jewel of this home is the rear garden. It offers a real oasis with an expansive patio, ideal for family gatherings, or a quiet cup of coffee when you want to take in the wonderful views towards Nazeing Common. To the right-hand side of the patio is a sunken swimming pool with paved surround and a wooden plant room. There is a large purpose-built detached annex which is used as a games / snooker room, with a d/stairs cloakroom, a spiral staircase leading up to the multi-use office/family room. Subject to planning permission, this could create additional living space as a self-contained annex. The plot is extensive and is approaching 1.25 acres, but you can be forgiven for thinking it is larger, when you take in the picturesque view over the Nazeing countryside. The owners have chosen to sell the property chain free.

Services

The property benefits from Gas central heating, mains water sewage and electricity. The dwelling has not flooded in the last five years.

Location

The property is in the village of Nazeing, with essential shops a few minutes away. The wider local community offers a wealth of amenities and commuter routes, to suit all family dynamics. The towns of Broxbourne and Hoddesdon are a few minutes away by car. Both have a good choice of restaurants and shops, Broxbourne’s BR Station has a fast and frequent direct service to London's Liverpool Street, Stratford, Bishops Stortford, Stansted Airport and Cambridge, with the Victoria Line underground accessed via Tottenham Hale, which is about 13 mins. Road links are excellent with access to: the A10, M11 and M25 within a reasonable drive. The shopping at Brookfield Farm and Epping are only short drives away.

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|---------------------------|----------------------|-------------------------|
| • Extended Detached House | • 1.25 Acre Plot | • Detached Snooker Room |
| • Swimming Pool | • Grass Tennis Court | • In & Out Driveway |
| • 5 Bedrooms | • Chain Free Sale | • 3 New Bathrooms |





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 5  3  3  D

Tenure: Freehold
Council: Epping Forest
Tax Band: G











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