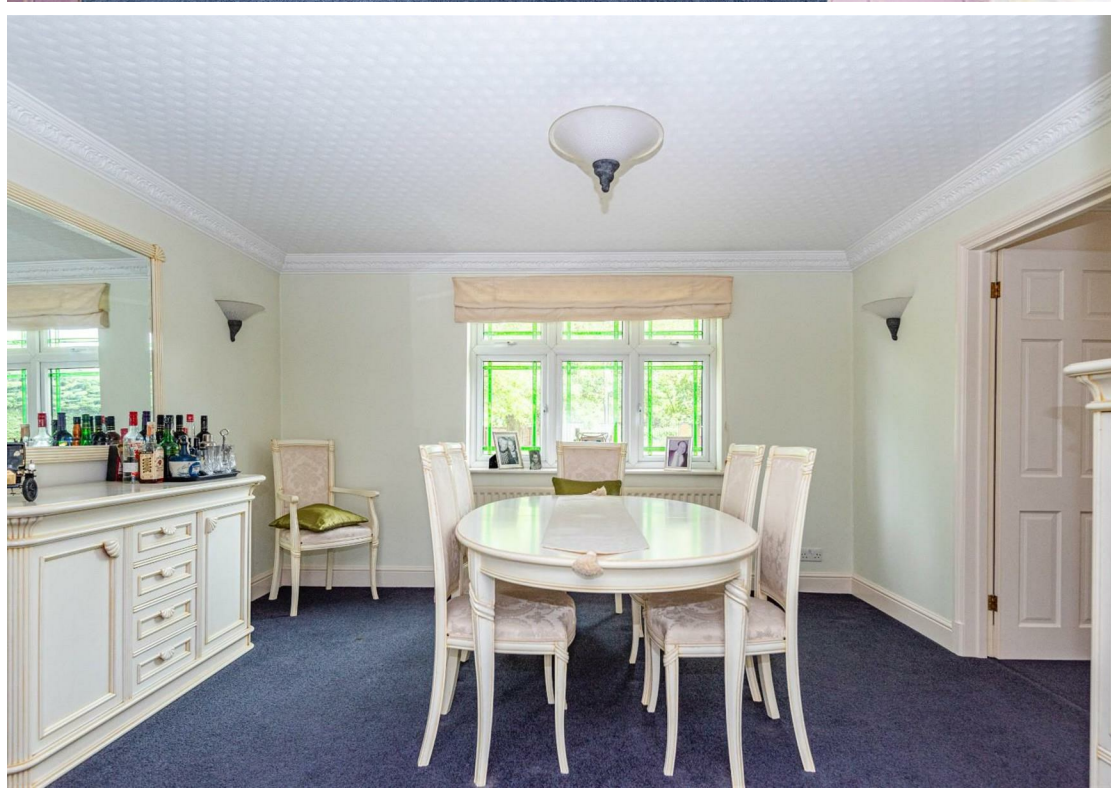


FINE & **COUNTRY**

Meadgate Road | Sedge Green, Nazeing | EN9 2PA |





Meadgate Road | Sedge Green, Nazeing | EN9 2PA

Welcome to this stunning detached house in the charming location of Sedge Green, Nazeing. This property boasts not only 3/4 spacious bedrooms but also a kitchen/ breakfast room and 2 reception rooms perfect for entertaining guests, or simply relaxing with your family. With 3 bathrooms, there will be no more morning queues for the shower! A study landing gives an extra area to work from home or just play a computer game.

Built in 2004, this modern property offers a generous 4,403 sq ft of living space, providing ample room for all your needs. The house sits on a plot of approximately 1.084 acres, giving you plenty of outdoor space to enjoy.

One of the standout features of this property is the parking space available - with room for up to 15 vehicles, you'll never have to worry about finding a spot for your car or welcoming guests again. The gated driveway adds an extra layer of security and privacy to this already impressive home.

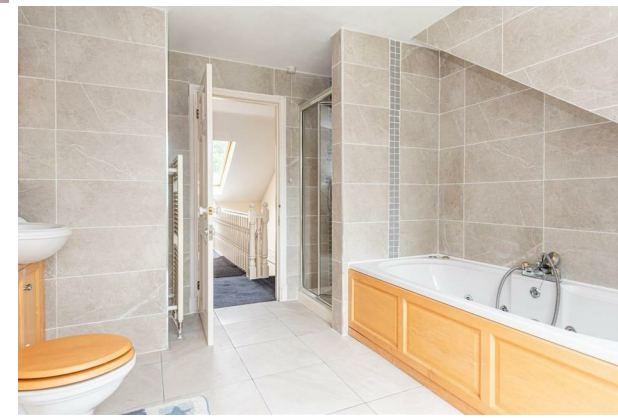
In addition to the main house, there is a 1-bedroom annex above the triple garage, complete with a shower room, bed area, living area and kitchenette. This versatile space could be used as a guest suite, a home office, or even a rental opportunity.

For those who need extra space for work or hobbies, there is a large workshop/office 39'5 x 24'7 and a separate garage on the property. Whether you're a car enthusiast, a DIY fanatic, or someone who works from home, this additional space is sure to come in handy.

This property is chain-free, meaning you can move in hassle-free and start enjoying all it has to offer. With gas central heating and UPVC double glazing, you can stay warm and cosy during the colder months while keeping energy bills in check. There is mains electricity, gas and water connected and the property has a private drainage system.

- Detached 3/4 Bedroom House
- Kitchen/ Breakfast Room
- Plot Approaching 1.08 Acres
- Triple Garage with Annex Above
- Large Workshop & Office
- Private Drainage System
- 2 Reception Rooms
- Separate Garage
- Electric Gated Driveway





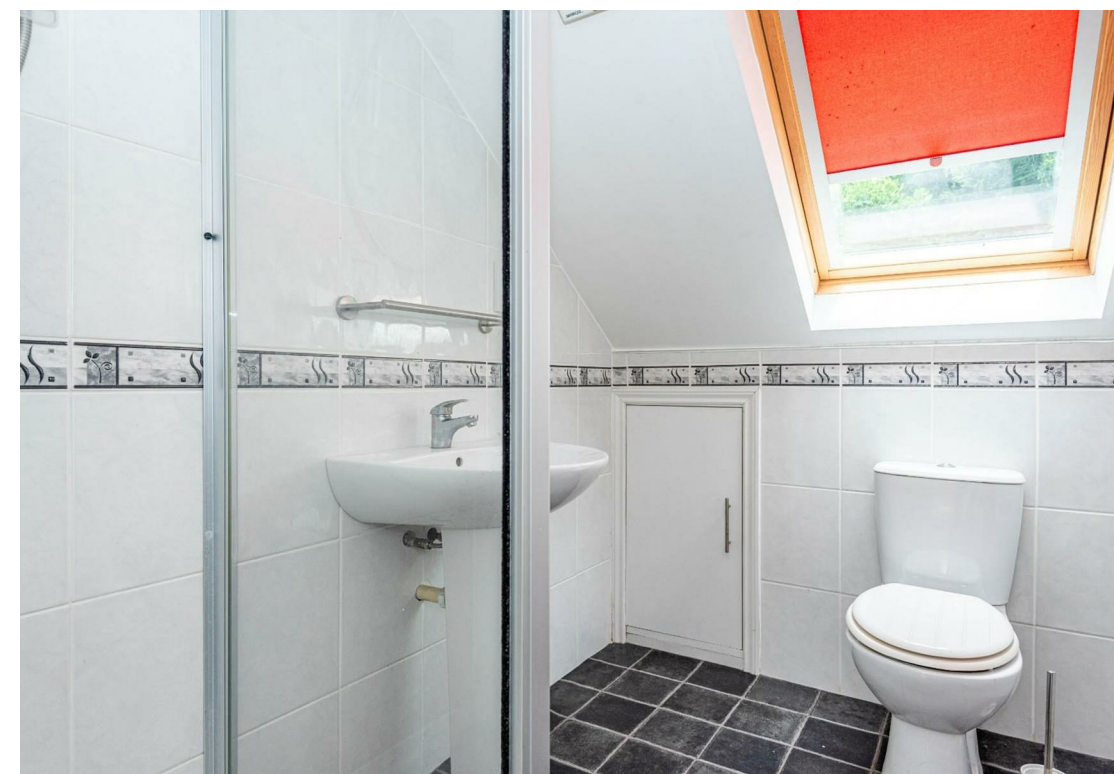
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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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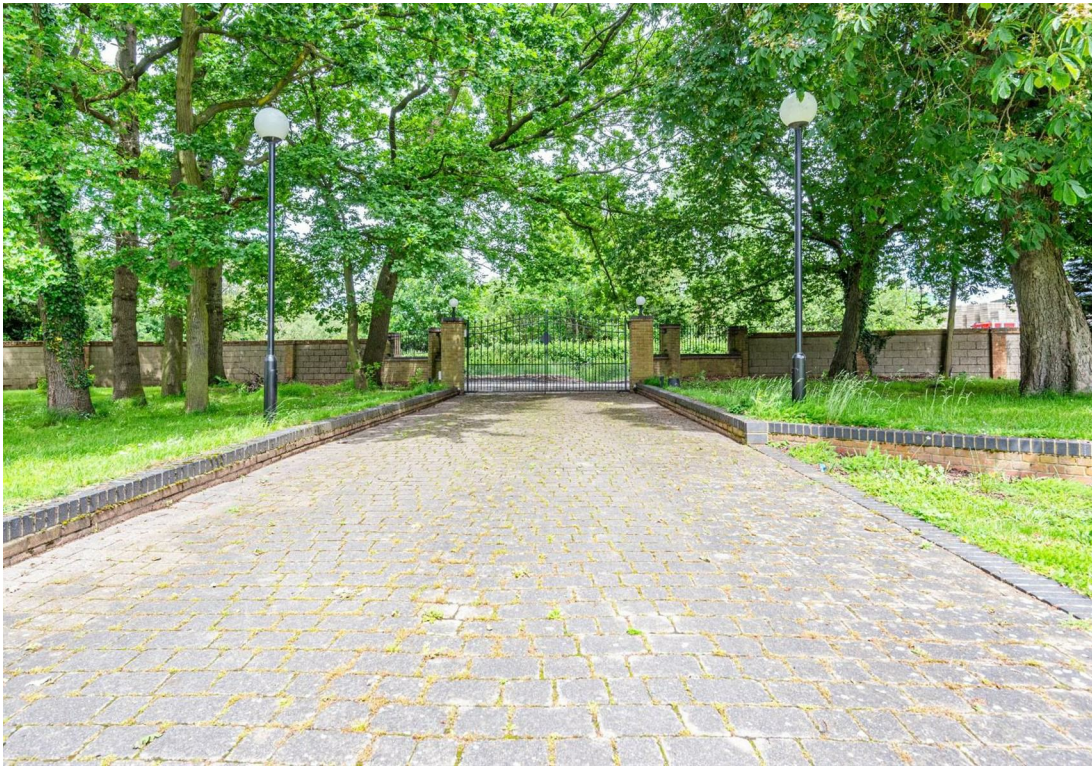
Tenure: Freehold
 Council: Epping Forest Council
 Tax Band: F





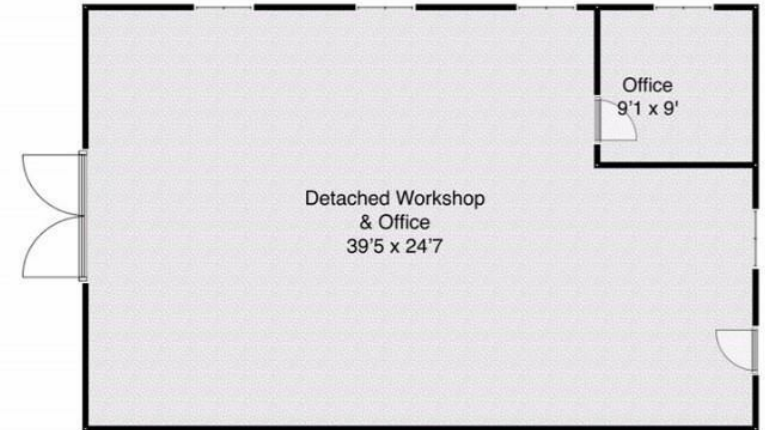
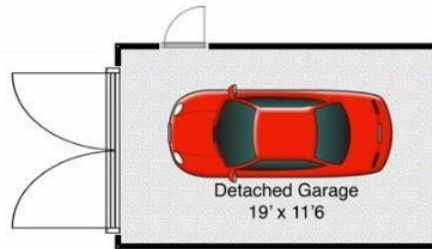






Meadgare Road
Sedge Green.
Nazeing

House Approx Sq Ft 2189
Annex Flat. 469
Triple Garage 559
Single Garage. 215
Workshop & Office. 971
Total Sq ft Approx 4403



This floor plan is for guidance only and may not be accurate. Fine and Country 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 Fine and Country Hoddesdon.





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